

**NOTE: THIS MEETING IS BEING TAPED FOR THE
PURPOSE OF DEVELOPING MINUTES ONLY**

LODI TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING

TUESDAY, September 2, 2025, at 6:30 pm

- 1. Call to order – Pledge of Allegiance**
- 2. Roll Call**
- 3. Consent Agenda**
 - C-1: Approve – August 5, 2025, minutes
 - C-2: Accept - Investment Report (treasurer report)
 - C-3: Approve – Checks for Approval –8/6/2025 -9/2/2025
 - C-4: Recognize – Monthly Budget Report
 - C-5: Amend Budget – not at this time
 - C-6: Recognize Planning Commission Minutes – August 26, 2025
 - C-7: Recognize Board of Appeals Minutes – none
 - C-8: Recognize Sheriff Report – June & July 2025
- 4. Attorney Report**
- 5. Planning Commission Update**
- 6. Short Public Comment**

(A member of the public may address the Board briefly, for up to two minutes on an **agenda item**, or request to be scheduled on the agenda of a future meeting.)
- 7. Revision / Approval of Agenda**

(Items may be added or deleted from the meeting agenda, and/or the order of items may be changed, at the request of an individual Board member or the Supervisor. The agenda must be approved before proceeding further.)
- 8. Unfinished Business:**
 1. TPCC request for an updated Resolution showing the Class C is reclassified as G-1. Resolution #2025-011.
- 9. New Business:**
 1. Renew Auditor Contract – through 2028
 2. October 7th Board Meeting time change to 6pm
- 10. Closed Session - if necessary**
- 11. Public Comment**

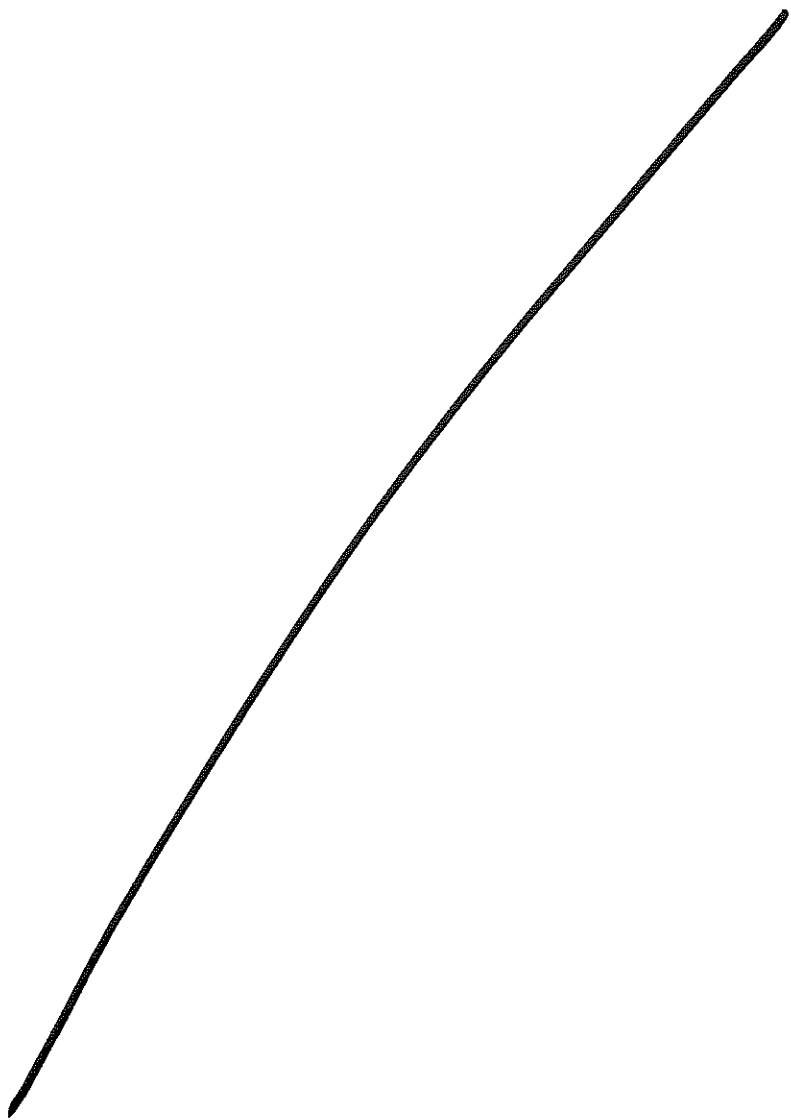
(A member of the public may address the Board briefly, for up to two minutes.)
- 12. FYI**
- 13. Adjournment**

Next Meeting will be on October 7, 2025, starting at 6:30pm

Please note that Lodi Township does not visually record meetings.

There is a possibility of a quorum of Planning Commission Members at this meeting.

Individuals who require special accommodation should contact the Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.





LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT - Regular Meeting Minutes

Tuesday, August 5, 2025 at 6:30 pm

Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

1. Call to order - Pledge of Allegiance

The regular meeting of August 5, 2025 opened with the Pledge of Allegiance at 6:30 pm.

2. Roll Call

Present: Blackburn, Foley, Godek, Marsh, Matelski, Rentschler, Smith

Absent: None

3. Consent Agenda

- C-1: Approve – July 1, 2025 Regular Meeting Minutes & July 22, 2025 Meeting Minutes (with Planning Commission)
- C-2: Accept - Investment Report (treasurer report)
- C-3: Approve - Checks for Approval – 7/2/2025-8/5/2025
- C-4: Recognize - Monthly Budget Report
- C-5: Amend Budget – none
- C-6: Recognize Planning Commission Minutes – July 22, 2025 Regular Meeting Minutes
- C-7: Recognize Board of Appeals Minutes – none
- C-8: Recognize Sheriff Report – not received

Smith moved to approve consent agenda as presented. Second by Foley. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

4. Attorney Report: None

5. Planning Commission Update

Marsh reviewed the most recent Planning Commission meeting held on July 22, 2025.

6. Short Public Comment

Public comment began at 6:32 pm. Public comment was received from 2 people. Public comment ended at 6:34 pm.

7. Revision / Approval of Agenda

Smith moved to approve the agenda as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

8. Unfinished Business:

1. Short Term Rental Ordinance #2025-001 and Short Term Rental Resolution #2025-008

A discussion was held regarding some of the wording of the proposed changes.

Blackburn moved to approve Short Term Rental Resolution #2025-008 with the word non-transience under Section 40.31C removed. Second by Matelski. A roll call vote was taken. Godek=nay, Marsh=nay, Blackburn=aye, Matelski=aye, Rentschler=nay, Foley=nay, Smith=nay. Motion failed, 2-5.

Smith moved to approve Short Term Rental Resolution #2025-008 as presented. Second by Rentschler. A roll call vote was taken. Godek=aye, Marsh=aye, Blackburn=aye, Matelski=aye, Rentschler=aye, Foley=aye, Smith=aye. Motion carried, 7-0.

9. New Business:

1. Approval of Resolution #2025-009 – TPCC – New Quota Class C issues as a G-1 Liquor License.

Township Attorney Jesse O'Jack gave an overview of the request and the history of the request.

Smith moved to approve Resolution #2025-009 as presented. Second by Foley.

Marsh asked if this request combined with the recent site plan change request that came before the Planning Commission is indicative of a bigger change than they are telling the Township. Travis Pointe Country Club representative Kelly Allen stated that this request has nothing to do with the expansion request and that this request was started before the expansion request. According to Allen, the biggest reason for this request is because Travis Pointe Country Club wants to hire a professional manager for the Country Club which is not allowed under a Class C Liquor License. Marsh asked if there were any plans for any additional events or activities that might disturb neighbors. Allen replied that there would be no additional events or activities.

A roll call vote was taken. Rentschler=aye, Foley=aye, Smith=aye, Godek=aye, Marsh=aye, Blackburn=aye, Matelski=aye. Motion carried, 7-0.

2. Estimate from Alber Painting to paint the parking lot light poles \$1,000.00 per pole

With the new recycling program and residents dropping off recycling after dark, the parking lot poles should be painted to prevent accidents with those poles while there is no lighting.

Smith moved to approve the presented estimate from Alber Painting to paint the parking lot light poles at a cost of \$1,000.00 per pole. Second by Godek. A roll call vote was taken. Blackburn=aye, Matelski=aye, Rentschler=aye, Foley=aye, Smith=aye, Godek=aye, Marsh=aye. Motion carried, 7-0.

3. Purchase of fireproof filing cabinets for the Township office (total \$13,177.60)

a. 4 drawer 31" - \$5,445.20

b. 4 drawer 44" - \$7,732.40

Marsh moved to approve the presented purchase of a 4 drawer 31" fireproof filing cabinet for \$5,445.20 and a 4 drawer 44" fireproof filing cabinet for \$7,732.40 for the Township office. Second by Matelski. A roll call vote was taken. Smith=aye, Godek=aye, Marsh=aye, Blackburn=aye, Matelski=aye, Rentschler=aye, Foley=aye. Motion carried, 7-0.

4. Discussion regarding concerns as requested by Trustee Blackburn regarding communications/further discussion regarding Township procedures by Attorney

In explaining the reasoning for this agenda item, Blackburn stated the desire to empower the Board of Trustees to know what can be legally done to be more effective, to reduce the workload, have more fun, and be in connection with each other. Blackburn was looking for clarification on how to share information with the Board of Trustees and had questions regarding an email Blackburn sent regarding Arbor Preserve requesting a subcommittee to meet before the July Planning Commission meeting.

Additionally, Blackburn is interested in discussing topics outside of Board of Trustees meetings in order to streamline those topics, but the ways that have been tried have been stopped. Blackburn believes that misinformation has been received regarding how members of the Board of Trustees are allowed to communicate with each other. Blackburn is interested in looking into advisory boards to the Board of Trustees and adding open forum discussions to the Board of Trustees agenda.

Godek noted that she does not agree with Blackburn.

Marsh stated that he would be interested in a once a year, big picture planning meeting that involves all of Board members, Commissioners, and Township employees to talk about concerns generally. Marsh would also like more open discussion because he feels that sometimes the Board of Trustees is so cautious about the Open Meetings Act that it is difficult to get things done as well as possible.

Godek stated that she does not like the idea of committees given the size of the Township. She noted that Blackburn's request for transparency for the public is in conflict with Blackburn's request to have committees or subcommittees. In response to statements made by Blackburn, Godek stated that she returns every phone call that the Township receives and is open to discussing items with residents; no one has ever been turned away. Godek noted that there used to be annual meetings held by the Township and is not opposed to bringing them back.

Matelski stated that he likes the idea of an annual meeting.

Smith noted that the Planning Commission is the board that recommends action to the Board of Trustees. The Planning Commission does the fact finding and recommends approval or denial based on their findings of fact. The Board of Trustees should not have an influence on the Planning Commission. Township Attorney O'Jack confirmed that, for a specific item on the agenda, like a site plan approval, the Planning Commission and the Board of Trustees are two independent bodies and there should be no influence from the Board of Trustees on the Planning Commission. The Township would be in legal trouble if the Board of Trustees were to influence the Planning Commission's decision.

Marsh is interested in having continuity in the Township. He expressed interest in a Deputy Supervisor. Godek noted that she already has a Deputy Supervisor, Jane Chronis. Marsh also expressed interest in a meeting with all of the Boards and Commissions to get to know everyone, learn what each body does, discuss any items happening in surrounding townships that may affect Lodi Township, and discuss what the Township is doing right, what could be improved and what is keeping people up at night. Blackburn stated interest as well.

Blackburn stated that there have been issues where Godek has stated "this is a lot," "I don't want to place attention on this right now" and Blackburn would like to help Godek and take

some items off of her plate. Godek stated that she does not need help completing her job nor does she need any items taken off of her plate.

Blackburn feels that not everything should go through the Clerk and/or Supervisor; it is an imbalance of power if it only goes through two people. Smith stated that it is not best practice for a Trustee to send information to all members of the Board of Trustees. Blackburn is interested in being able to share information with all members of the Board of Trustees. Smith recommended sending that information to her, as the Clerk, and she will pass it on to all members of the Board of Trustees. O'Jack confirmed that best practice regarding emails, in order to comply with the Freedom of Information Act and the Open Meetings Act, is to channel everything to the Clerk since the Clerk is responsible for that information and the Township records.

O'Jack stated that the Open Meetings Act is the minimum requirements required to comply with the law. Items in the Open Meetings Act that may seem simple and straightforward are actually more complicated than they seem, which is evidenced by the multitude of court cases and Attorney General opinions surrounding these items. Generally, O'Jack believes it is better for the Board of Trustees to act as a whole regarding the Open Meetings Act rather than let an individual member make that decision policy wise. O'Jack is conservative in this area because he does not see a reason to chance violating the Open Meetings Act if it is not necessary.

O'Jack recommends that if the Township wants to have subcommittees, the Township should require those subcommittees to comply with the Open Meetings Act even if they are not required to under the Open Meetings Act.

O'Jack also mentioned that, if a member of the public contacts a Trustee or Commissioner regarding an issue being deliberated, that Trustee or Commissioner should relay that conversation and information to the whole Board of Trustees or Planning Commission. Additionally, if an item is given to a Trustee or a Commissioner during a meeting, even if that message is personal, that member should tell the other members and the public what they were given so that people cannot misconstrue the situation as someone receiving information regarding the issue that is not being shared.

Blackburn stated that the Planning Commission has said that Marsh is not allowed to discuss issues surrounding Copperleaf Crossing since he is the owner. Blackburn disagrees with that decision and feels that Marsh can have one-on-one discussions with members of the Planning Commission and the Board of Trustees regarding Copperleaf Crossing. O'Jack cautioned against one-on-one meetings because, after a certain point, it ends up looking like discussion because information changes as the one-on-one meetings progress.

O'Jack recommends the Board of Trustees decide and put into writing how the Board of Trustees would like to handle these issues to help guide members of the Board of Trustees.

O'Jack stated that he will be in trouble legally if the Board of Trustees makes a decision before the facts are presented to them. For this reason, O'Jack does not recommend members of the Board of Trustees conduct or participate in polling. If the Board of Trustees wants to allow polling, it should only be allowed after all of the facts and information have been stated. Similarly, the Board of Trustees and the Planning Commission should not make any decisions based on the public's opinion. The public is allowed to comment, but the Planning Commission and Board of Trustees need to make their decision based on the facts, information and the Zoning Ordinance.

Blackburn asked if it would be acceptable for a Trustee to Bcc information to the whole Board of Trustees with a note asking the Clerk to add the information to the public record and add it to the packet. Blackburn feels that it would make the Clerk's job easier because everyone already has the information and received it at the same time. Legally, O'Jack does not have an issue with a Trustee sending information via Bcc email to the entire Board of Trustees if it is information not linked to an issue, such as information from a training session. If it is a topic about something in front of the Board of Trustees or the Planning Commission, legally, O'Jack would recommend the information be sent to the Clerk so that the Clerk can then pass it on to the entire Board of Trustees. This way the member that submitted the information can verify that that information was passed on to the entire Board of Trustees. Blackburn thinks that this adds to the Clerk's workload. Smith disagrees.

Marsh asked, if he has a conversation with a constituent or received a letter from a constituent, does he need to relay that to the Clerk. O'Jack said that it would depend on the content of the information provided. If it was regarding an item being discussed, then it should be shared with the entire Board of Trustees or Planning Commission. That can be done either by sending it to the Clerk or mentioning it during an open meeting. If the content is not regarding an ongoing item, then it would not be necessary to be shared.

Blackburn brought up an occasion where an email was sent to Godek and Smith regarding picking up a Board of Trustees packet. Blackburn was told that that email violates the Open Meetings Act. Blackburn believes that that does not violate the Open Meetings Act and asked O'Jack his opinion on the situation. To pick up a Board of Trustees packet, O'Jack does not think that it would be an Open Meetings Act issue. Smith stated that it is best practice. People make mistakes and reply all when they should not have. In order to mitigate that risk, Smith stated that she always follows best practice. Smith stated that Blackburn can do whatever, but, for best practice as the Clerk, she would like to see members of the Board of Trustees use Bcc if more than one member is being emailed. Smith is frustrated with Blackburn telling Smith that what she does is valued with those statements always being followed with a "but." Smith is frustrated with Blackburn constantly trying to take work off of her plate because those tasks are her statutory duty.

O'Jack restated his suggestion that the Board of Trustees decide what they are comfortable with and put it in writing as a procedure so that it is standardized, clear, and nondebtable.

In response to Blackburn's question regarding the email sent regarding the Arbor Preserve project, O'Jack restated that the Planning Commission is a completely independent body and the Board of Trustees as a whole or as individual Trustees should not influence the Planning Commission's decision. In response to Blackburn's statement that a specific resident has not been able to get her questions answered, O'Jack stated that most of the resident in question's comments were public comment and generally public comment should not be responded to. Public comment is a way for the public to comment and share their opinion on issues. Blackburn also asked if the suggested list of people who should meet to discuss the Arbor Preserve item from the email in question could get together as a subcommittee under the bylaws of the Planning Commission. O'Jack stated that from his understanding, that is not what he considers an advisory committee to be; an advisory committee would discuss general plans, not a specific issue. The Board of Trustees and the Planning Commission are supposed to be completely impartial and O'Jack is unsure how that would be ensured with an advisory committee. O'Jack feels, for the meeting Blackburn requested, the issues requested to be discussed are what the Planning Commission meeting is for. If someone does not like the

decision that the Planning Commission made, that does not mean that they should get to meet with them separately. Godek stated that the email made it sound like there was something that came up that was held back from the Planning Commission and questioned, if someone had information that was vital to the Arbor Preserve issue, why was it not given to the Planning Commission.

Blackburn asked who had the conversations with Toll Brothers while it was being deliberated by the Planning Commission. O'Jack stated that the Township Planner, Township Engineer, and Township Supervisor all had certain responsibilities in the project that required discourse with Toll Brothers. Blackburn feels that a lot of energy is spent centering corporate developers to have connection and access to these commissions and the public is behind a wall for access. Blackburn wants to know how to center the public's input, especially for residents in the surrounding area, because those voices should be just as centered, if not more so, than the corporation's, in Blackburn's opinion. O'Jack stated that the Township Planner's job is to review the plans and tell the developer, in their opinion, what is missing or what needs to be done, not have Toll Brothers asking the Township Planner for items. The Township needs the Township Planner to be an independent authority for legal reasons.

Blackburn is frustrated with the availability of the plans for the Arbor Preserve project to the Board of Trustees. Blackburn was told that this issue is not in front of the Board of Trustees yet and was questioned as to why the plans were being requested. Blackburn wanted the plans to be able to track the project and have as much information as possible before it goes to the Board of Trustees. O'Jack stated that he has no objection to Blackburn paying for a copy of the plans, but cautions that the plans purchased by Blackburn were likely not the final plan that will be before the Board of Trustees. Before it gets to the Board of Trustees, technically there is no plan for members of the Board of Trustees to review. O'Jack does not want the Board of Trustees to make a decision before the information is provided to them. He advised that if Blackburn wants to review all of the current and previous plans, that is allowed, but no decision can be made based on those plans; decisions can only be made based on the plans that are provided to the Board of Trustees. Blackburn would like to have all of the information in order to make an informed decision. O'Jack noted that the members of the Board of Trustees who have attended the Planning Commission meetings have done a good job of not saying anything at those meetings in order to not influence the Planning Commission's decision. Doing so protects the decision and the Township. O'Jack also stated that while it is difficult, even if a decision is made that does not align with an individual Trustee's beliefs, it is the job of the members of the Board of Trustees to support that decision once it has been made, even if they do not personally agree with it. O'Jack cautioned to never come to a meeting with a list of facts that only supports one side. Lists that support both approving and denying are necessary so that it does not look like the decision was made ahead of time.

O'Jack reminded the Board of Trustees that the Consent Judgement for Arbor Preserve controls the Township. No one is allowed to take a stance against the Consent Judgement. The only way that any changes can be made to the Consent Judgement would be to file a lawsuit in court.

Blackburn asked how to make sure that all information necessary for making a decision is received prior to the Board of Trustees meeting, such as the Township's insurance policy. O'Jack reviewed the history of the Arbor Preserve project in relation to the Township's insurance policy.

O'Jack restated his suggestion that, he does not care if it required or not, unless there is an absolutely great reason not to, the Township should keep everything open.

Blackburn expressed gratitude for having the preceding conversation and getting to hear different points of views. Blackburn's recommendation is to let it brew and see where it goes.

10. Closed Session: None

11. Public Comment

Public comment began at 8:14 pm. Public comment was received from 11 people. Public comment ended at 8:34 pm.

12. FYI: Blackburn responded to a comment regarding not standing for the Pledge of Allegiance.

13. Next meeting will be on September 2, 2025 starting at 6:30 pm.

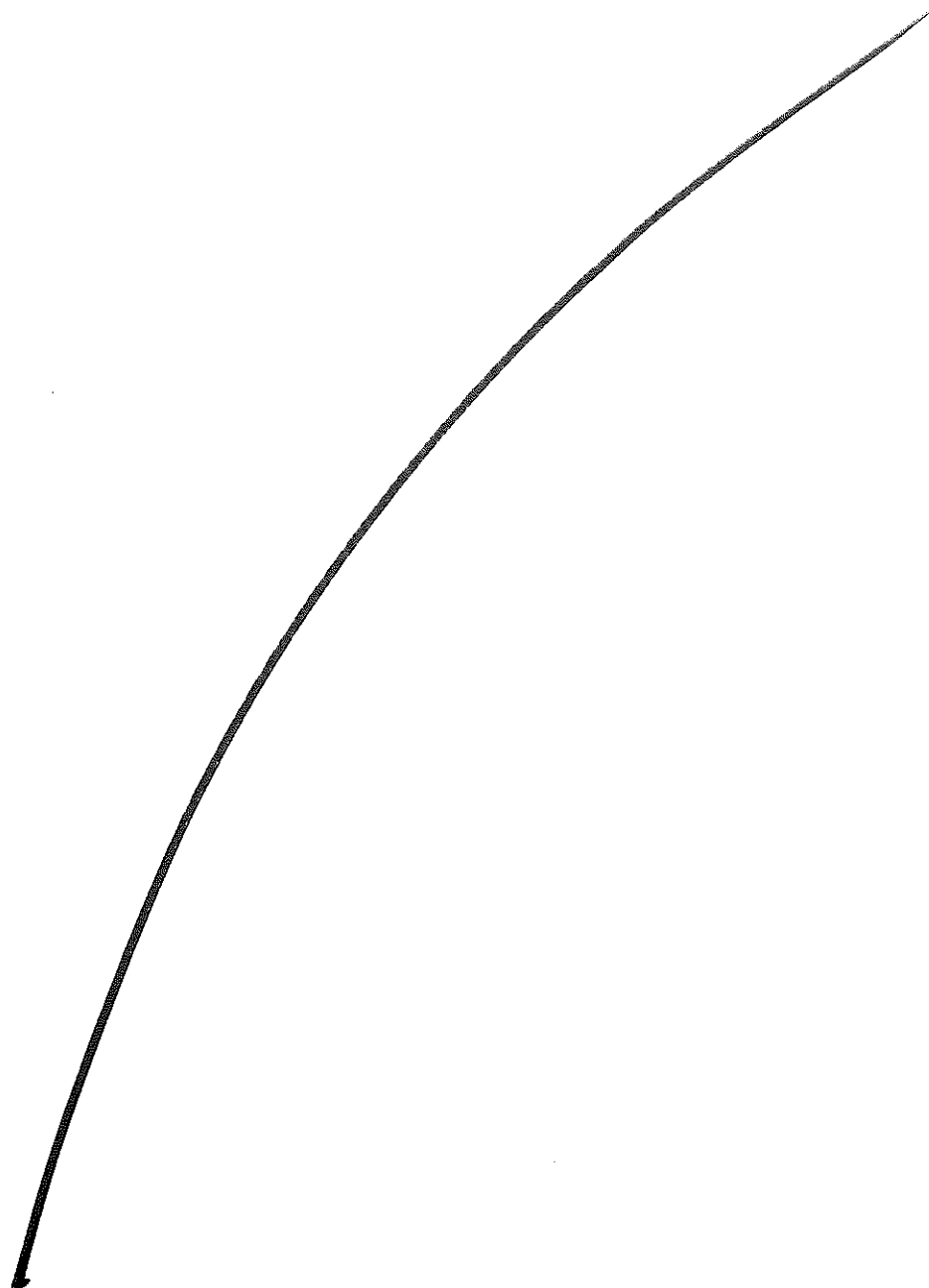
14. Adjournment

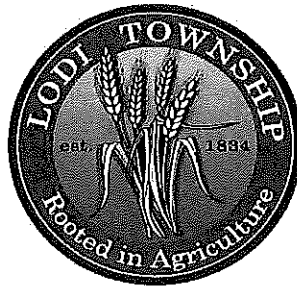
Smith moved to adjourn at 8:36 pm. Second by Rentschler. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

Respectfully Submitted,

Christina Smith,
Lodi Township Clerk

Michelle Joppeck,
Recording Secretary





DRAFT - Lodi Township Planning Commission Special Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

August 14, 2025 at 7 pm

1. Call to Order and Pledge of Allegiance

The Special meeting was called to order by Chair Strader at 7:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present: Froberg, Rogers, Stevenson, Strader, Sweetland
Absent: Marsh, Vestergaard
Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Engineer MC Moritz,
Township Attorney Jesse O'Jack,
Township Supervisor Jan Godek,
St. Nicholas Greek Orthodox Church representatives George Bairactaris and
Nathan D'Andrea

3. Approval of Agenda

Strader mentioned that Approval of the Agenda needs to be added to the Agenda. Item number 5 on the presented Agenda (which is moved to number 6 with the addition of Approval of Agenda) should be changed to St. Nicholas Greek Orthodox Church minor site plan review.

Rogers moved to approve the agenda as amended. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

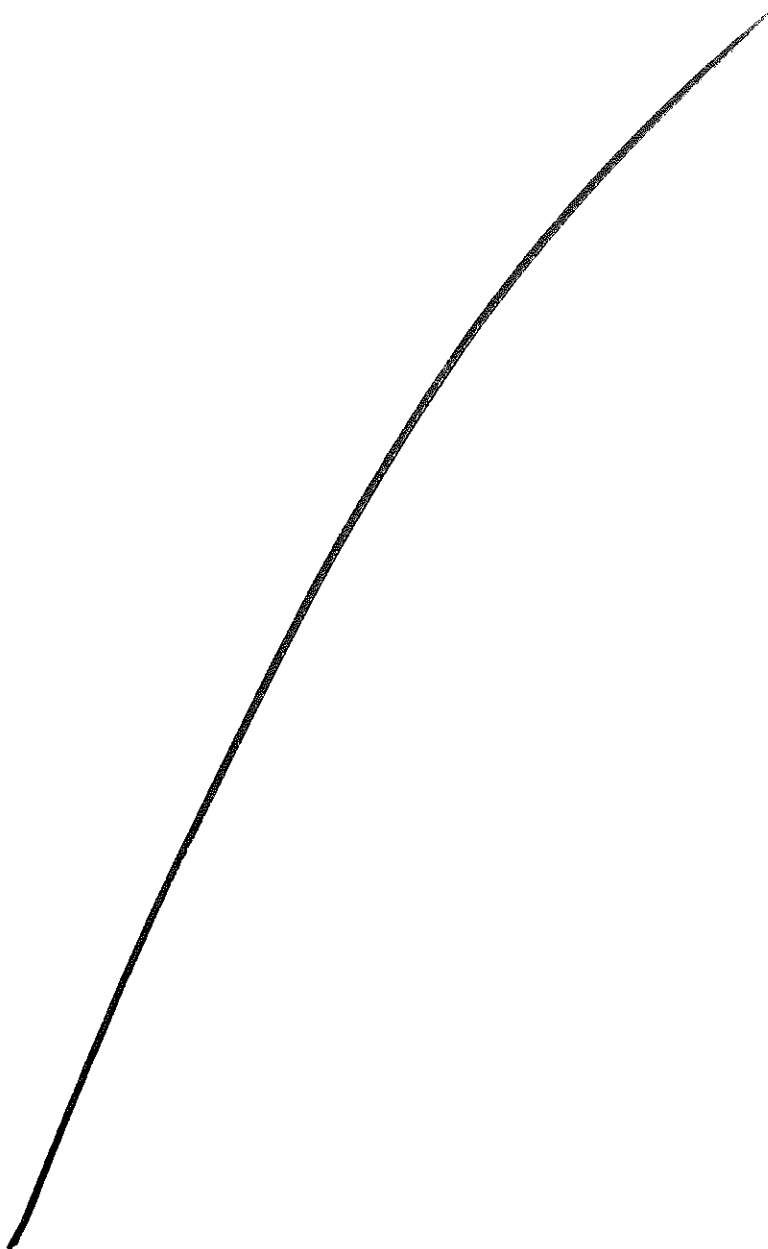
4. Public Comment

Public comment began at 7:02 pm. No comments were received from the public. Public comment ended at 7:02 pm.

5. Announcements: None

6. St. Nicholas Greek Orthodox Church minor site plan review

St. Nicholas Greek Orthodox Church submitted an application for a minor site plan revision on 8/14/2025 for the addition of a storage unit. St. Nicholas Greek Orthodox Church representative Nathan D'Andrea explained the reasoning behind the request. St. Nicholas Greek Orthodox Church holds a Greek Festival every year and the church pays for offsite storage to store the tables, chairs, tents, grills, etc. used for that festival. In order to save money on storage costs and make setup and teardown of the festival easier, St. Nicholas Greek Orthodox Church would like



to install a storage unit onsite for storage of those items. D'Andrea confirmed that no large equipment or vehicles are intended to be stored in the structure. New plans created by Washtenaw Engineering dated 8/14/2025 were provided to the Planning Commission, Township Planner and Township Engineer at the meeting. The original plans submitted with the application had the addition hand drawn in. The new plans show the addition moved slightly, present the addition to scale, show the setbacks as required by the Zoning Ordinance, show which way is North, indicate the proposed orientation of the structure, and confirm that no trees will be removed. D'Andrea added that it is likely that more trees will be planted to attempt to obscure the structure slightly. D'Andrea also confirmed that additional lighting will not be added since there are two light posts directly behind the building which will light the proposed addition sufficiently. A page showing the color palate for the roof, doors and building was also provided to the Planning Commission, Township Planner, and Township Engineer.

Township Planner Hannah Smith reviewed her memo regarding the application. She noted that due to the timing of the submittal and the meeting, the memo addressed a combined preliminary and final site plan review, recommends the Planning Commission making a recommendation to the Board of Trustees, and contains some typos. Smith did not receive the application until after the memo was created due to needing to wait for the applicant to be in town for a signature before the application could be finalized. Smith noted that since the application is presented as a minor site plan amendment, no action by the Board of Trustees is required and the application is approved administratively. Township Attorney Jesse O'Jack noted that the Planning Commission can decide to require a combined preliminary and final site plan review if they find reason to do so. Smith also noted that many of the questions addressed in the memo were addressed by the new plans and D'Andrea's presentation. Smith stated that the plan meets the requirements of the Zoning Ordinance.

Township Engineer MC Moritz noted that there are no requirements under utilities, stormwater management or grading for this project, but did want to note that a building permit from Washtenaw County would be required. The applicant understood this.

Sweetland moved to approve the proposed minor amendment to the approved site plan for St. Nicholas Greek Orthodox Church as presented based on the presented plans by Washtenaw Engineering dated 8/14/2025 subject to review and approval from all applicable consultants, departments, and agencies. Second by Rogers. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

Godek noted that the next steps will be to receive Zoning Compliance from the Township followed by receiving a building permit from Washtenaw County.

7. Adjournment

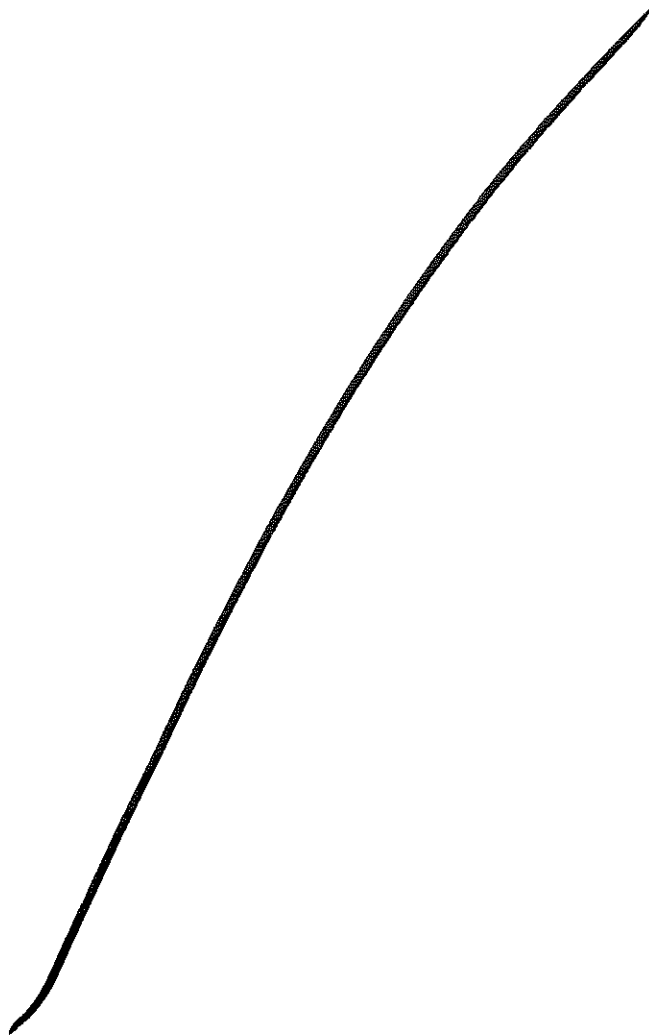
Stevenson moved to adjourn at 7:14 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

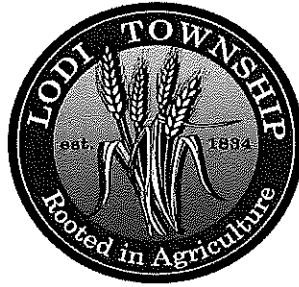
The next regular meeting is scheduled for August 26, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary





DRAFT - Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

August 26, 2025 at 7 pm

1. Call to Order and Pledge of Allegiance

The meeting was called to order by Chair Strader at 7:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present: Froberg, Marsh, Stevenson, Strader, Sweetland, Vestergaard
Absent: Rogers
Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Attorney Jesse O'Jack,
Township Trustee Donald Rentschler,
Carly Rose, Haley Scheich, Don Scheich, and three other members of the public

3. Announcements: None

4. Approval of Agenda

Strader proposed swapping Old Business and New Business since it appeared that New Business would be quick. Marsh moved to approve the agenda as amended. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

5. Public Hearing: None

6. Public Comment

Public comment began at 7:01 pm. No comments were received from the public. Public comment ended at 7:01 pm.

7. Approval of Minutes – 7/22/2025 & 8/14/2025

Strader noted that she misstated that Riding Oaks has gates; Riding Oaks does not have any gates and she was speaking about the entry. No changes were made to the minutes per Township Attorney Jesse O'Jack since the minutes reflect what was said even if incorrect.

Vestergaard moved to approve the minutes of the July 22, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Sweetland moved to approve the minutes of the August 14, 2025 Lodi Township Planning Commission special meeting as presented. Second by Stevenson. A voice vote was taken. Aye=4, Nay=none, abstain=2, absent=1. Motion carried.

8. New Business:

a. Application for Caretakers Living Quarters at 6760 Noble Rd, Parcel # 13-27-400-001, Haley Scheich

An application was submitted by Haley Scheich for a Final Site Plan for a Caretakers Living Quarters at 6760 Nobel Rd, Parcel #13-27-400-001. Strader explained that a Special Use permit would need to be obtained for the Caretakers Living Quarters which requires a public hearing. After the public hearing, the Planning Commission would make a recommendation to the Board of Trustees regarding the Special Use permit. The Board of Trustees would then make a decision regarding the Special Use permit. Site Plan approval would also need to be obtained per the Caretakers Living Quarters use standards. Township Planner Hannah Smith noted that it should be possible for the Planning Commission to make a recommendation to the Board of Trustees regarding the Special Use permit and the Site Plan at the same meeting and, if the Planning Commission saw fit, could recommend Combined Preliminary and Final Site plan review instead of having to complete a Preliminary Site Plan review and Final Site Plan review separately.

Questions were asked by the applicant surrounding the process and answered by Strader. It was recommended for the applicants to have a meeting with Township Clerk Smith prior to Friday regarding the process and to submit the Special Use permit application so that the public hearing could be scheduled for September 23, 2025.

Froberg asked if there was any way to expediate the process for the applicant. Due to noticing requirements for the public hearing, there would not be a way to expediate the process. Marsh recommended labeling which building is proposed to be changed on the survey map to make that clearer.

Strader moved to set a public hearing for a Special Use permit for Caretakers Living Quarters at 6760 Noble Rd, Parcel # 13-27-400-001 by Haley Scheich for September 23, 2025 contingent on a Special Use application being submitted by August 29, 2025. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

b. Update Fence Ordinance 55.18.A.2

The Board of Trustees moved to direct the Planning Commission to update the Fence Ordinance 55.18.A.2 to include geotextile and plywood as prohibited fencing materials at their July meeting. Strader asked if there were any other materials that the Planning Commission wanted to add to the list of prohibited fencing materials while the ordinance is being deliberated.

Marsh asked how this request came about. Strader stated that this request was predicated by a complaint by a resident. Sweetland expressed concern over neighboring property owners having more say in what is allowed on a property than the actual property owners. O'Jack stated that he believes this issue was brought to the Township's attention by a complaint, but the complaint itself is not the reason for the requested ordinance change.

After receiving the complaint, the Township reviewed the ordinance and believes that the presented fencing materials should be prohibited regardless of the complaint in question. It was noted that changing the ordinance now, after the fence that is the subject of the complaint has already been erected, would allow that specific fence to be considered a legally nonconforming structure subject to the provisions of Article 56.0

Nonconformities per Article 55.18.D Existing Fences. Changing the ordinance now would not change the results of the complaint in question, but would only apply to new fences erected in the future after any changes to the Zoning Ordinance were passed.

Marsh asked if there would be a way to change the Zoning Ordinance so that anything that is not listed as allowed would need to come to the Township for approval before being erected. This would allow residents to be creative without having to list exactly what would be prohibited. The Planning Commission felt that this would belabor the process and make it more difficult for residents. O'Jack also noted that the ordinance should not be written in a subjective way where it could be claimed that the ordinance is enforced differently for different people which would open the Township up to lawsuits. The ordinance needs to be written based on precise factors.

Vestergaard asked how the ordinance applies to temporary fencing as geotextile fencing would make sense for temporary fencing, such as used during construction, but would not be desirable for a permanent fence.

Sweetland asked how decorative fencing is defined. Smith stated that generally decorative fences are defined as 50% opacity and less than four feet, but is not sure if that term is defined in Lodi Township's Zoning Ordinance. Smith also stated that the decorative fence requirements currently in the Zoning Ordinance only applies to fences inside of the front yard setback. Strader is interested in adding a definition or examples of what a decorative fence is to the Zoning Ordinance.

Marsh asked O'Jack how problematic the current Fence Ordinance has been in the past. O'Jack stated that in the past, that have been very few to no issues to his knowledge surrounding the current Fence Ordinance.

Strader moved to set a public hearing on September 23, 2025 for the proposed changes to the Fence Ordinance 55.18.A.2 with the addition of corrugated metal as a prohibited fence material as well as adding examples of decorative fencing to Section 55.18.B.1. Second by Froberg. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

9. Old Business

a. Lodi Township Master Plan update

Proposed changes to Part 4 Existing Conditions and Trends of the Master Plan were provided, reviewed and discussed by Smith. Smith noted that CIB Planning was recently acquired by OHM Advisors. With this acquisition there are more resources for items like mapping available for updating the Master Plan.

Questions were asked by Planning Commission members and answered to the best of Smith's ability. Suggestions and edits were also requested and recommended by Planning Commission members.

Changes for Parts 5, 6, and 7 should be ready for next month's meeting.

b. Copperleaf Crossing update

Strader stated that a letter was received a few hours before the meeting from Copperleaf Crossing's attorney, Benjamin Bayram, stating that they are working hard to submit the new area plan, but there is no update at this time. He asked to be removed from future meeting agendas.

Froberg stated that, under Article 42, it is laid out very clearly about doing work outside of the Area Plan. The Planning Commission decided that the changes made to the Area Plan constitute a Major Change at the Planning Commission held on July 23, 2204. Nothing has been submitted since then. Froberg stated that her understanding is that the Planning Commission has the ability to refer this issue up to the Board of Trustees for any action they may take since this has been outstanding for so long. Froberg asked O'Jack what the requirements from the Planning Commission were to refer the issue to the Board of Trustees. O'Jack said that he would have to look into that. Froberg is concerned that allowing this issue to go so long without any progress sets a precedent for other property owners to be allowed to take as long. Vestergaard stated that he does remember another case where it took over two years to resolve an issue.

c. Solar Energy Systems Ordinance

The version of the draft Solar Energy Systems Ordinance in the packet is old and it was not noticed until it was too late to distribute a corrected copy.

Smith reviewed information that she has received and answers to questions that Commissioners had surrounding the proposed Solar Energy Systems Ordinance. Most of the new information was received from Dr. Sarah Mills who is the Director of the Center for EmPowering Communities at the Graham Sustainability Institute at University of Michigan.

Regarding where in the Township these systems might be built, according to Dr. Mills, systems covered under the draft ordinance would need to be adjacent to three phase wires. DTE has mapping tools showing where those systems are and the largest system it could handle. From what Smith understands and these tools, the Northeast corner of Lodi Township has an area that could support a Solar Energy System of up to 1.2 MW. There are also transmission lines that run between Zeeb and Wagner. A Solar Energy System could be built within a maximum of 3 miles from those transmission lines. For projects that are closer to the 50 MW cutoff, systems would need to be near a substation. The closest substations are in Ann Arbor by Polo Fields Golf & Country Club and in Saline, south of Austin Rd. A substation is showing on DTE's map at Waters and Wagner Rd, but Smith thinks, based on information received from Dr. Mills, that might be where transmission lines connect to the distribution lines or where two distribution lines intersect instead of being an actual substation. Sweetland asked if there was a substation on Parker Rd, north of Pleasant Lake Rd. Smith said that DTE's map does not show one there so she cannot verify that. Marsh stated that he believes he was told during construction that Copperleaf Crossing has three transformers that were triple phased.

Sweetland asked if a substation would need to be built to get the power to the grid. Smith said that the massive projects would likely need to build a substation, but she has not

heard that systems under 50 MW would need to do so. Smith said that, according to Dr. Mills, it is not completely infeasible for a Solar Energy System to be built in Lodi Township and it would be good to have an ordinance in place before a development looks at property in Lodi Township.

Strader asked if likely areas for Solar Energy Systems would be something that should be referenced in the Master Plan. Smith said that it would be a good idea and will look into that further.

Smith also looked into drainage and impacts to drainage tiles per Sweetland's request. In the draft ordinance, there is a provision that states that drainage should be contained within the site in line with natural drainage patterns. The Graham Sustainability Institute at University of Michigan has a database of zoning ordinance in Michigan that are in place currently. Smith found a few ways that communities have addressed drainage tiles. Smith will ask the Township Clerk to send out the language found in those ordinances referencing drainage tiles with the corrected copy of the draft Solar Energy Systems Ordinance for review by the Planning Commission.

Regarding setbacks, Smith found that ordinances in the database from the Graham Sustainability Institute range anywhere from 50 to 300 feet. Most do not exceed 100 feet for non-participating property lines. Smith feels that the 100 feet in the draft ordinance is reasonable, but a larger setback would not be unreasonable if the Planning Commission wished to increase those setbacks. According to Dr. Mills, the land in the setback has not been found suitable for farming. Also, from Dr. Mills' experience, screening helps with the visual impact of the system and noise requirements mitigate the nuisance issue for noise levels. Strader asked if the landscaping buffers would be in addition to the setbacks or if they would be located in the setback. Smith stated that, typically, the landscaping buffers are within the setbacks, but could be required to be in addition to the setbacks if the Planning Commission wanted.

For changes to the draft ordinance, Smith stated that she took out the references to the Public Service Commission and updated the definitions and language based on the new guidance documents released from Michigan State University and the University of Michigan.

Finally, Smith requested confirmed that Lodi Township does not want to address the larger systems with a compatible ordinance or a separate ordinance at this time and is waiting until lawsuits against the State legislation is resolved. Smith reviewed the options that Lodi Township has. The Planning Commission feels that it is unlikely that Lodi Township would be a target for a large system and feels that it is more important to address the smaller systems at this time. Smith agrees that that is a good plan. It is easier to take the ordinance for the smaller systems and build it up for larger systems in case the State legislation changes than to start from scratch.

Stevenson asked if it would be possible for developers to find a large piece of land that suits their needs and then run a power line to the necessary infrastructure instead of trying to find land that fits their needs next to the energy infrastructure that they need.

Smith asked for any additional comments or questions to be forwarded to her. O'Jack stated that he would prefer for Commissioners to send their comments or questions to the Township Clerk to be passed on to Hannah Smith for Freedom of Information Act reasons.

Strader is interested in making sure that our Fire Department is equipped with the equipment that is needed to take care of any fires that may occur at these types of systems. That could be accomplished by having the developer provide that equipment or having them provide the funds needed for the Fire Department purchase that equipment.

With the local communities dealing with requests to build Data Centers, Strader asked if that was something that Lodi Township should look into creating an ordinance for. Smith stated that she does not know enough about Data Centers to answer that. She will look into it.

O'Jack discussed Joint Planning Commissions and the benefit that they would have in situations like this.

10. Public Comment

Public comment began at 9:02 pm. Comments were received from 2 people. Public comment ended at 9:09 pm.

11. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on August 5, 2025.
- B. Commissioners: None
- C. Planning Consultant: Smith noted again that CIB Planning was acquired by OHM Advisors.
- D. Engineering Consultant: None

12. Other Business: None

13. Adjournment

Sweetland moved to adjourn at 9:13 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for September 23, 2025 at 7:00 pm.

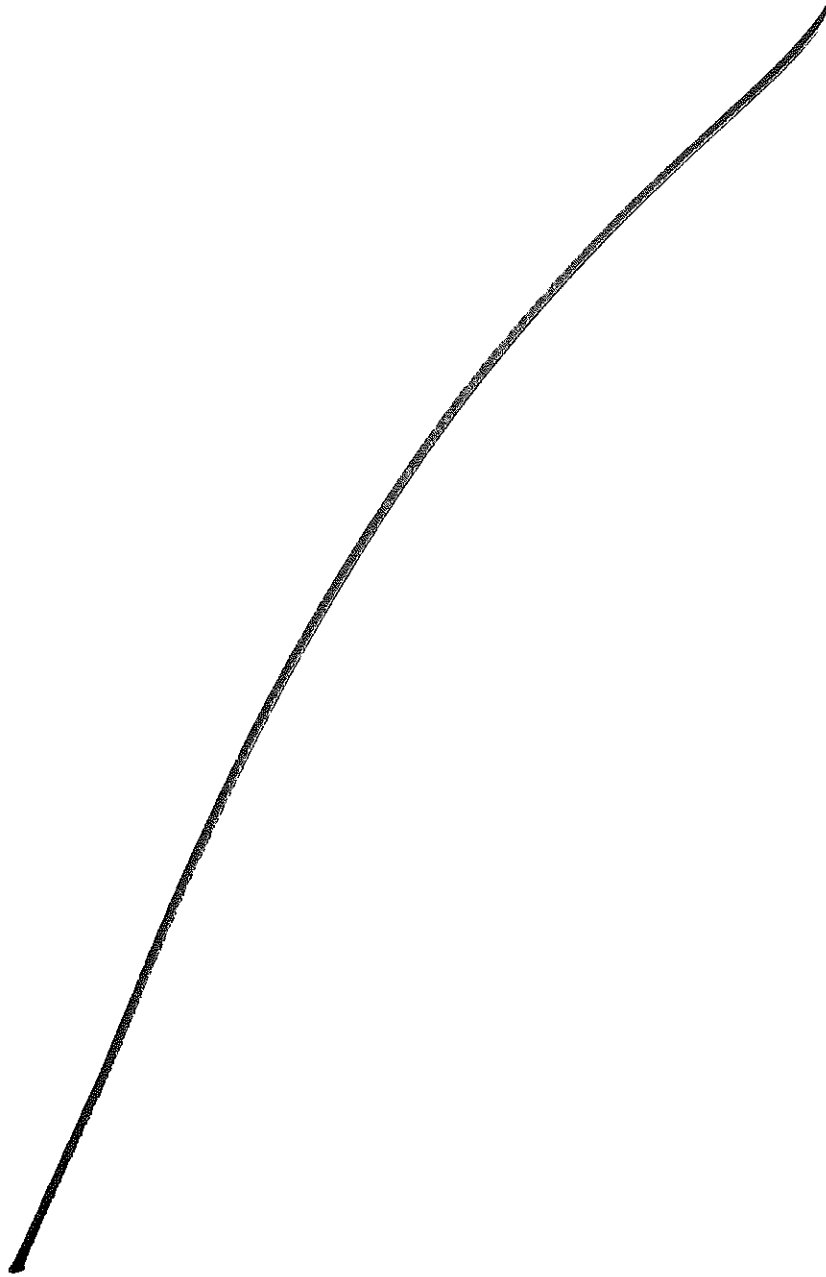
Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

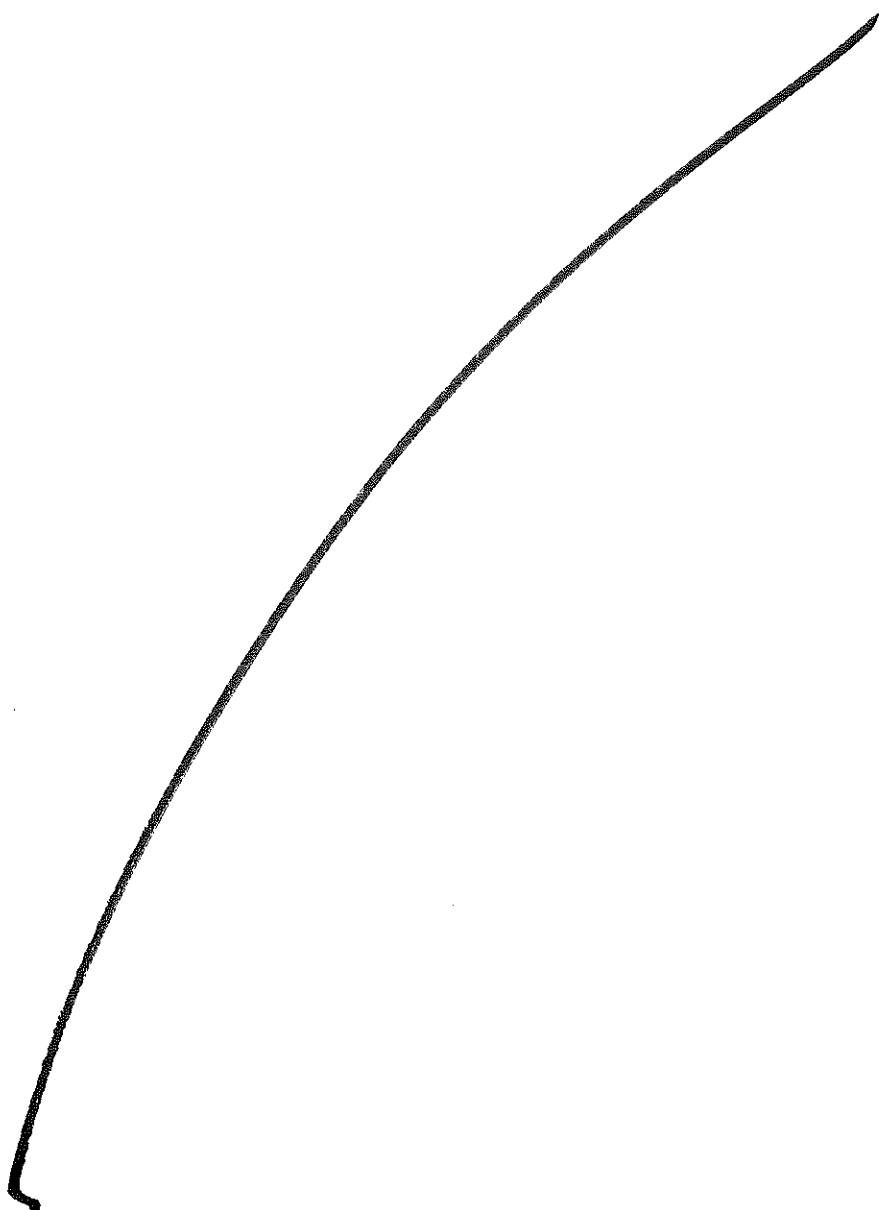
LODI TOWNSHIP
INVESTMENT REPORT
7/31/2025

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	23,602.26
Bank of Ann Arbor Savings	203,784.49
BoAA ICS Account (fully FDIC)	1,031,063.22
Flagstar CD	280,449.15
Flagstar CD	168,414.53
Flagstar MM	59,618.38
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.48
Old National	269,732.08
Northstar bank CD	166,126.47
Northstar bank new CD	200,000.00
 Cash Drawer	 200.00
 Total Cash and Bank Accounts	 2,582,522.77
 Lodi Twp Road Fund (for SADs)	 295,573.01
ARPA Flagstar	-
Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	27,195.53
	143,766.85
 Lodi Historical Society	 1,276.15
 Total	 \$ 3,023,138.78
 Less Trailer Deposits refundable	 \$ (1,000.00)
Total	\$ 3,022,138.78



LODI TOWNSHIP
INVESTMENT REPORT
8/28/2025
Priliminary

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	27,295.96
Bank of Ann Arbor Savings	24,388.79
BoAA ICS Account (fully FDIC)	831,063.22
Flagstar CD	285,349.22
Flagstar CD	168,414.53
Flagstar MM	59,618.38
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.48
Old National	269,732.08
Northstar bank CD	166,126.47
Northstar bank new CD	200,000.00
 Cash Drawer	 <u>200.00</u>
 Total Cash and Bank Accounts	 2,211,720.84
 Lodi Twp Road Fund (for SADs)	 295,573.01
ARPA Flagstar	-
Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	<u>27,995.53</u>
	144,566.85
 Lodi Historical Society	 1,276.15
 Total	 \$ 2,653,136.85
 Less Trailer Deposits refundable	 \$ (1,000.00)
Total	<u>\$ 2,652,136.85</u>



9:20 AM

08/28/25

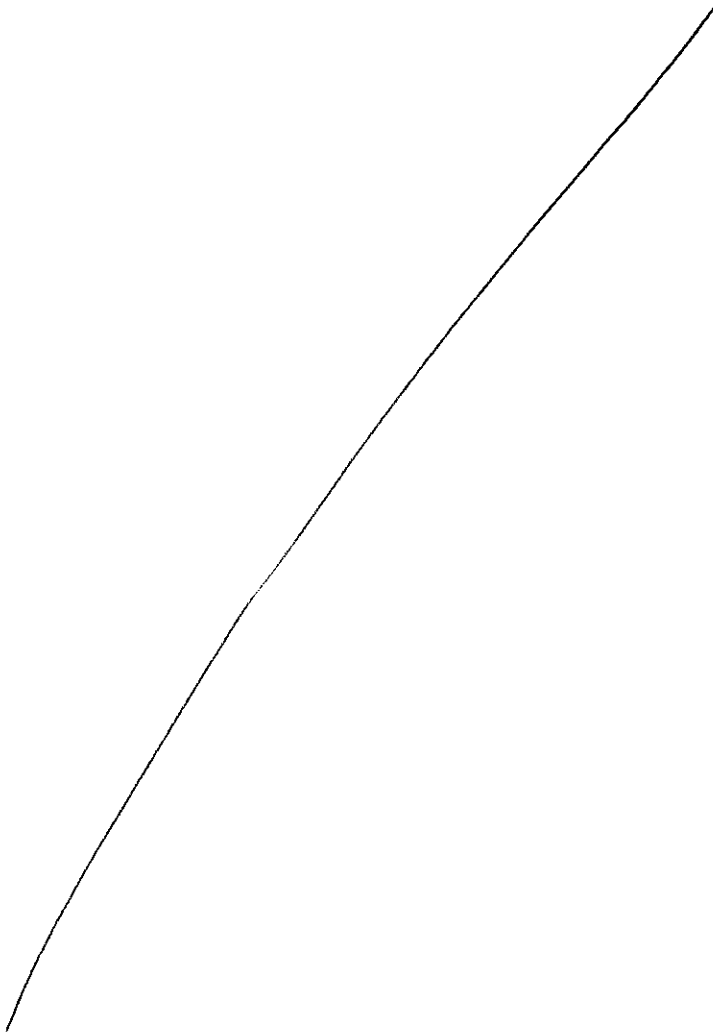
Accrual Basis

Lodi Township (General Fund)

Checks for Approval

August 5 through September 2, 2025

Date	Num	Name	Memo	Split	Amount
Bank					
Bank of AA General Checking (General Fund Checking)					
08/05/2025	22473	Renius & Renius	August Assessing 2025	801 Contract service...	-5,395.09
08/05/2025	22474	Sun Times	4192-M, 4193-M, 4213...	900 · Public Notices ...	-369.00
08/05/2025	22475	BS&A Software	Inv #162284	980.1 · Software & S...	-5,716.00
08/05/2025	22476	Chase Card Services	ending 2070 - Lodi To...	-SPLIT-	-554.02
08/05/2025	22477	Foresight Group	2025 Newsletter Inv#...	726 · General Suppli...	-1,962.80
08/05/2025	22478	Western Washtenaw Recyclin...	#17801	801 (Contract Pickup)	-300.00
08/05/2025	22479	Comcast	8529102440019700	922.1 (Internet Acce...	-228.85
08/05/2025	22480	Jesse O'Jack	June 26- July 25th	-SPLIT-	-3,000.00
08/05/2025	22481	TDF II Hauling & Plowing	Inv #8334, 8333	-SPLIT-	-1,054.00
08/05/2025	22482	Staples Advantage	#7006171623	726 · General Suppli...	-132.43
08/05/2025	22483	DTE Energy - BHL D	DTE Energy 7/1-7/31/...	448 BHL D Exp (Broo...	-455.32
08/05/2025	22484	MRM Mowing	INV#1695	-SPLIT-	-1,585.00
08/05/2025	eft	Blue Skye Cleaning	Cleaning August 2025	726 · General Suppli...	-535.40
08/15/2025	22491	Washtenaw County Treas - Mo...	July 2025	-SPLIT-	-717.50
08/15/2025	22492	IVS Comm	July 2025 Phone #948...	922 · Telephone (Tel...	-70.00
08/15/2025	22493	OHM	91388, 91389, 91390	-SPLIT-	-8,310.25
08/15/2025	22494	Ricoh USA, Inc.	Inv #5071816916 Cust...	930.1 (Copy Machin...	-230.93
08/15/2025	22495	Decker Agency	Invoice #5855	910 · 910 Insurance/...	-18,164.00
08/15/2025	22496	Washtenaw County Treasurer	Inv #16461 - June 202...	-SPLIT-	-35,004.16
08/15/2025	22497	Saline Area Fire Department O...	AR-009 & AR-005	-SPLIT-	-283,584.12
08/15/2025	22498	Western Washtenaw Recyclin...	#17811	801 (Contract Pickup)	-300.00
08/15/2025	eft	Carsten Vestergaard		-SPLIT-	-132.14
08/15/2025	eft	Cynthia A Strader		-SPLIT-	-198.23
08/15/2025	22485	Dana A Dever		-SPLIT-	-138.53
08/15/2025	eft	David R Stevenson		-SPLIT-	-132.15
08/15/2025	22486	Donald A Rentschler		-SPLIT-	-115.44
08/15/2025	22488	Jane V. Chronis		-SPLIT-	-138.53
08/15/2025	eft	Janet S. Rogers		-SPLIT-	-132.14
08/15/2025	eft	Michelle Joppeck (recording sec)		-SPLIT-	-561.64
08/15/2025	eft	Teddy M Sotiropoulos		-SPLIT-	-523.31
08/15/2025	eft	Theresa L Blaty		-SPLIT-	-519.35
08/15/2025	22487	Doug K Frey		-SPLIT-	-92.35
08/15/2025	eft	Alex K Matelski		-SPLIT-	-110.13
08/15/2025	eft	Brian Sweetland		-SPLIT-	-132.15
08/15/2025	eft	Christina M Smith		-SPLIT-	-2,856.15
08/15/2025	eft	Leslie C Blackburn		-SPLIT-	-110.13
08/15/2025	22489	Steven Marsh		-SPLIT-	-903.03
08/15/2025	22490	Tammy Froberg		-SPLIT-	-132.14
08/15/2025	eft	Janann M Godek		-SPLIT-	-3,016.33
08/15/2025	eft	Michelle K Foley		-SPLIT-	-2,612.88
08/15/2025	22499	Stevenson Lawn and Tree Ser...	limb removal at ceme...	930 · Cemetery Main...	-150.00
08/15/2025	22500	Parhelion Technologies	#53060	726 · General Suppli...	-279.00
08/18/2025	eft	United States Treasury	38-1946954	-SPLIT-	-4,379.04
08/18/2025	eft	State of Michigan {2}	38-1946954	[Reserve State With...	-703.56
08/18/2025	EFT	Chase Card Services	ending 2070 - Lodi To...	-SPLIT-	-7,732.40
08/20/2025	22501	Postmaster	Permint #105 - mailing	726 · General Suppli...	-211.68
08/27/2025		Jesse O'Jack	July 26-August 25, 2025	-SPLIT-	-2,625.00
09/02/2025		Renius & Renius	September Assessing...	801 Contract service...	-5,395.09
09/02/2025		Printing Systems, Inc	Inv #238780	726 Election Genera...	-369.34
09/02/2025		Western Washtenaw Recyclin...	#17823	801 (Contract Pickup)	-300.00
09/02/2025		Sun Times	4282-M	900 (Public Notices)	-166.00
09/02/2025		Sun Times	4297-M	900 (Public Notices)	-115.00
09/02/2025		Spectrum Printers	Inv #86309	726 Election Genera...	-441.98
09/02/2025		Griffin Pest Control Inc.	INV#2677475	930 (Maintenance - ...	-114.00
09/02/2025	eft	Blue Skye Cleaning	Cleaning September 2...	726 · General Suppli...	-535.40
09/02/2025		Chase Card Services	ending 2070 - Lodi To...	-SPLIT-	-160.02
09/02/2025		TDF II Hauling & Plowing	Inv #8334, 8333	-SPLIT-	-1,054.00
Total Bank of AA General Checking (General Fund Checking)					-404,957.13
Bank of AA Savings (General Fund Savings)					
08/06/2025	8729	Washtenaw County Treasurer	VOID: May 2025 Elect...	110 · Election Reimb...	0.00
08/11/2025			Funds Transfer	Bank of AA General ...	-175,000.00
08/12/2025			Funds Transfer	Bank of AA General ...	-200,000.00
09/02/2025			Funds Transfer	Bank of AA General ...	-25,000.00



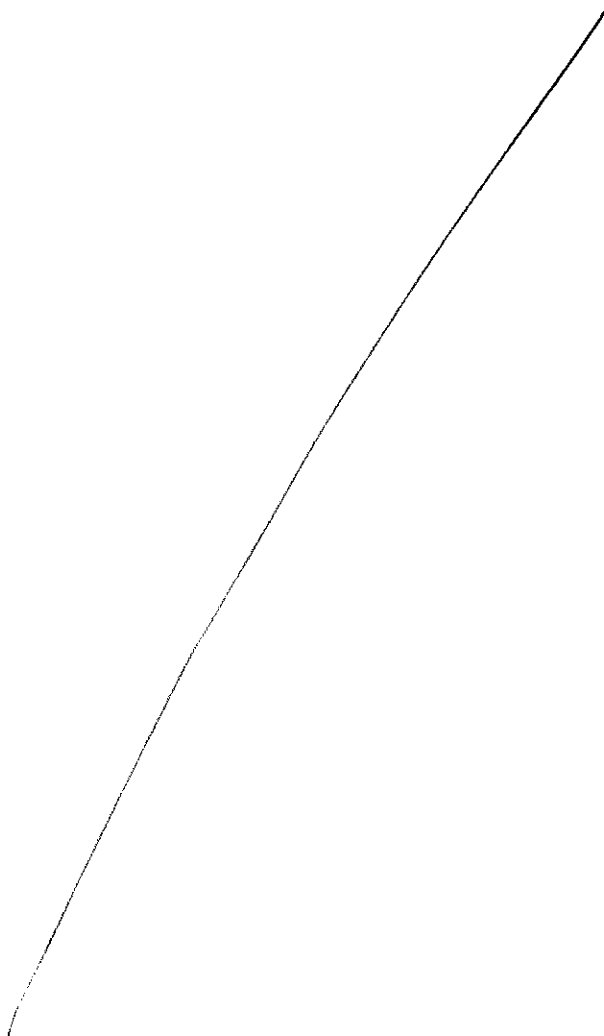
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08/28/25

Accrual Basis

Lodi Township (General Fund)
Checks for Approval
August 5 through September 2, 2025

Date	Num	Name	Memo	Split	Amount
		Total Bank of AA Savings (General Fund Savings)			-400,000.00
		Total Bank			-804,957.13
		Other Investment Accounts (Other Investment accounts)			
		Bank of Ann Arbor ICS Account (ICS Account Opened 2.27.2023)			
08/11/2025			Funds Transfer	Bank of AA Savings ...	-200,000.00
		Total Bank of Ann Arbor ICS Account (ICS Account Opened 2.27.2023)			-200,000.00
		Total Other Investment Accounts (Other Investment accounts)			-200,000.00
		TOTAL			-1,004,957.13



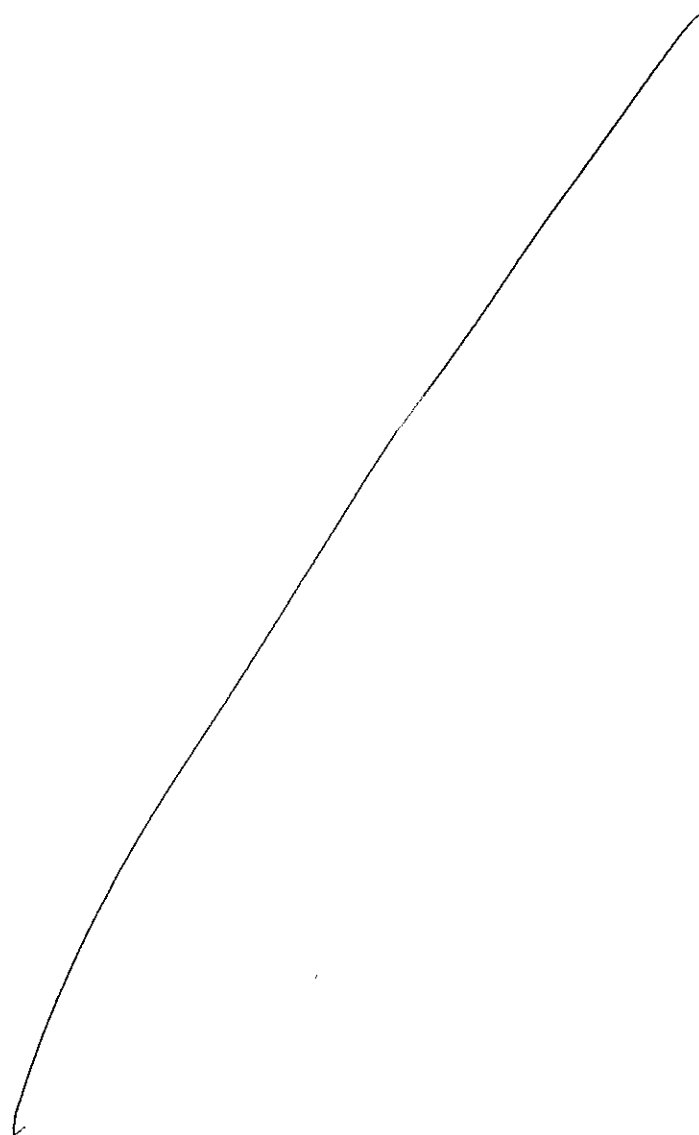
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08/28/25

Cash Basis

Lodi Township (General Fund) 2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
101404 Road Millage Income (Township Roads)	6.29	565,000.00	-564,993.71
1014485 Special Assessment Inco	0.00		
101451 Franchise Fees (Franchise Fees)	34,224.30	72,000.00	-37,775.70
101602 Municipal Civil Infrac (Municipal Civil Infractions)	0.00	200.00	-200.00
101626 Tax Collection Fees (Tax Collection Fees)	0.00	13,000.00	-13,000.00
101656 sheriff false alams (Sheriff False Alarm Fees)	300.00	500.00	-200.00
101664 Interest (Interest Earnings)	19,915.16	60,000.00	-40,084.84
101675 Fire protection revenues (Fire Protection Revenues)	0.00	0.00	0.00
101390 · Transfer from Fund Balan (Transfer from Fund Balance)	0.00		
101402 · Township 1 Mill Tax (Township 1 Mill Tax)	1,007.83	532,000.00	-530,992.17
101403 · PPT Reimbursemet (PPT Reimbursemet)	0.00		
101448 · Special Assessments (Special Assessments)			
101 (Brookview Highlands Lighting District)	0.00	5,700.00	-5,700.00
102 (2012 Waters Road Special Assessment District)	0.00	0.00	0.00
SAD East Arbor (SAD East Arbor)	0.00	6,945.00	-6,945.00
103 · Robert Lane SAD (Robert Lane SAD)	0.00	1,940.00	-1,940.00
101448 · Special Assessments (Special Assessments) - Other	0.00		
Total 101448 · Special Assessments (Special Assessments)	0.00	14,585.00	-14,585.00
101460 · Election Reimbursement (Election Reimbursement)	683.92		
101500 · Cemetery Plots/Columbarium (Cemetery Plots/Columbarium)	3,200.00	3,000.00	200.00
101528 · Other Federal Grants ARPA Funds (Other Federal Grants ARPA F...	0.00		
101570 · Liquor License Return (Liquor License Retrun)	998.25	3,000.00	-2,001.75
101574 · Revenue Sharing (Revenue Sharing)	225,948.00	690,000.00	-464,052.00
101575 · Metro Act Funds (Metro Act Funds)	14,922.96	10,000.00	4,922.96
101580 · Local Fiscal Recovery Fund (Coronavirus Local Fiscal Recovery ...	0.00		
101601 · District Court Fees (District Court Fees)	2,151.60	9,000.00	-6,848.40
101606 · Land Inspection Fees (Land Inspection Fees)			
101 Variance Fees (Variance Fees)	0.00	1,000.00	-1,000.00
102 Site Plan review PC (Site Plan Review Planning Commission)	1,500.00	4,000.00	-2,500.00
103 Special Use Permits (Special Use Permits)	0.00	2,000.00	-2,000.00
104 Rezoning Fees (Rezoning Fees)	0.00	0.00	0.00
106 Site Plan Inspections (Site Plan Inspections)	5,400.00	10,000.00	-4,600.00
107 House Numbering (House Numbering)	100.00	400.00	-300.00
105 · Home Occupation Permit (Home Occupation Permit)	0.00	250.00	-250.00
108 · Special Meeting-Trustee (Special Meeting-Trustee)	0.00		
109 · Special Meeting-PC (Special Meeting-PC)	1,000.00		
101606 · Land Inspection Fees (Land Inspection Fees) - Other	0.00		
Total 101606 · Land Inspection Fees (Land Inspection Fees)	8,000.00	17,650.00	-9,650.00
101616 · Manufactured Home Community Fee (Manufactured Home Comm...			
101 Township share (Township Share)	716.50	1,500.00	-783.50
102 County Share (County Share)	716.50	1,500.00	-783.50
103 SET (State Education Tax (SET))	2,866.00	5,600.00	-2,734.00
101616 · Manufactured Home Community Fee (Manufactured Home Co...	0.00		
Total 101616 · Manufactured Home Community Fee (Manufactured Home ...	4,299.00	8,600.00	-4,301.00
101628 · Miscellaneous Income (Miscellaneous Income)			
101 (Zoning/Master Plan Sales)	0.00	0.00	0.00
102 (Copies)	0.00	0.00	0.00
103 Miscellaneous Revenue (Miscellaneous Revenue)	70.25	2,000.00	-1,929.75
104 Cemetery Donations (Cemetery Donations)	0.00	0.00	0.00
107 · Late Property Transfer Fees (Late Property Transfer Fees)	0.00	0.00	0.00
110 · Election Reimbursement	0.00		
101628 · Miscellaneous Income (Miscellaneous Income) - Other	19.95		
Total 101628 · Miscellaneous Income (Miscellaneous Income)	90.20	2,000.00	-1,909.80
101630 · Split Application/Boundary Adju (Split Application/Boundary Adju...	200.00	1,200.00	-1,000.00
201336 · Fire Special Assessment (Fire Special Assessment)	0.00	545,000.00	-545,000.00
Total Income	315,947.51	2,546,735.00	-2,230,787.49



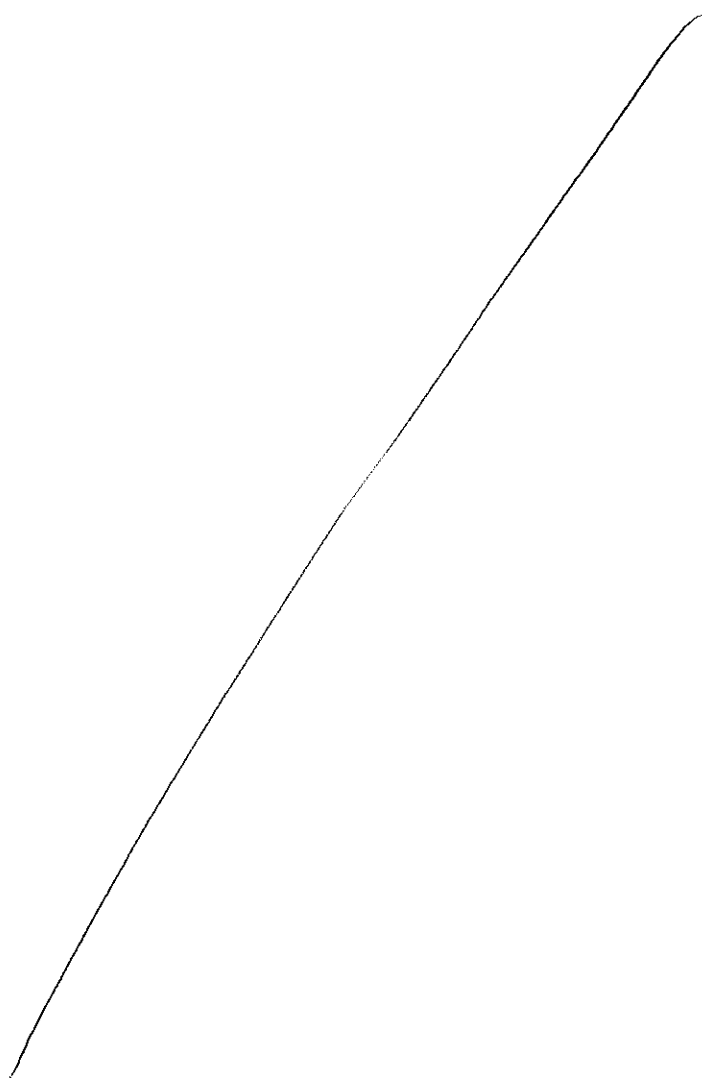
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08/28/25

Cash Basis

Lodi Township (General Fund) 2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
Cost of Goods Sold			
50000 · Cost of Goods Sold (Costs of items purchased and then sold to cu...	0.00		
Total COGS	0.00		
Gross Profit	315,947.51	2,546,735.00	-2,230,787.49
Expense			
101262 Elections (Elections)			
702 Election Salary & Wages (Salaries & Wages)			
702.5 · Election APRA Premium Pay (ARPA Premium Pay)	0.00	0.00	0.00
702 Election Salary & Wages (Salaries & Wages) - Other	0.00	5,000.00	-5,000.00
Total 702 Election Salary & Wages (Salaries & Wages)	0.00	5,000.00	-5,000.00
726 Election General Supplies (General Supplies)	811.32	2,000.00	-1,188.68
860 Travel - Elections (Travel)	0.00	0.00	0.00
900 Election Public Notices (Public Notices)	0.00	500.00	-500.00
101262 Elections (Elections) - Other	0.00		
Total 101262 Elections (Elections)	811.32	7,500.00	-6,688.68
Accrued Interest	0.00		
101101 · Township Board Expenses (Township Board)			
807.1 (Mileage and Expenses (site plan inspections))	0.00	0.00	0.00
930 Equipment Repair (Equipment Repair)	0.00		
930.1 (Copy Machine Maintenance/per copy cost)	995.01	2,800.00	-1,804.99
995 (Capital Improvement)	8,633.70	10,000.00	-1,366.30
702 · Salaries (Salaries & Wages Twp Board)	0.00	0.00	0.00
704 · Trustees/Misc. per Diem (Trustees/Misc per Diem)	3,475.00	7,200.00	-3,725.00
715 · FICA - Employer (FICA - Employer)	4,078.89	11,000.00	-6,921.11
716 · Medicare - Employer (Medicare - Employer)	69.61	3,000.00	-2,930.39
720 · payroll expenses	1,695.54	1,700.00	-4.46
726 · General Supplies (General Supplies)	21,911.25	29,500.00	-7,588.75
803 · Audit (Audit)	11,330.00	11,330.00	0.00
805 · Legal Services (Legal Services)	13,245.00	28,000.00	-14,755.00
807 · Site Plan Inspections (Site Plan Inspections)	0.00	6,000.00	-6,000.00
810 · State/Local Dues (State/Local Dues)	7,318.00	8,500.00	-1,182.00
830 · Twp. Ord Enforcement (Twp. Ord. Enforcement Expense)	0.00		
860.1 · 860.1 Education (Education)	225.56	1,200.00	-974.44
870 · Pathway Exp. (Pathway Exp.)	20,273.75		
900 · Public Notices (Public Notices)	690.00	2,500.00	-1,810.00
910 · 910 Insurance/bonds (Insurance/Bonds)	19,781.00	20,000.00	-219.00
963 · Misc Exp/Service Charges (Misc Exp/Service Charges)	244.53	400.00	-155.47
967 · Land Preservation (Land Preservation)	0.00	1,000.00	-1,000.00
980 · Equipment Twp (Equipment)	0.00	2,500.00	-2,500.00
980.1 · Software & Support (Software and Support Twp)	7,710.33	16,000.00	-8,289.67
990 · ARPA Expenses (ARPA Expenses)	0.00	0.00	0.00
101101 · Township Board Expenses (Township Board) - Other	0.00		
Total 101101 · Township Board Expenses (Township Board)	121,677.17	162,630.00	-40,952.83
101171 · 101171 Supervisor (Supervisor)			
702 Salaries and Wages Supervis (Salaries and Wages)	19,264.15	46,234.00	-26,969.85
702.1 Deputy Supervisor (Deputy Supervisor)	0.00	0.00	0.00
860 Travel & Education Supervis (Travel & Education Supervisor)	0.00	0.00	0.00
101171 · 101171 Supervisor (Supervisor) - Other	0.00		
Total 101171 · 101171 Supervisor (Supervisor)	19,264.15	46,234.00	-26,969.85
101215 · 101215 Clerk (Clerk)			
702 (Salaries and Wages)	19,795.85	47,510.00	-27,714.15
702.1 (Deputy Clerk)	2,637.00	8,000.00	-5,363.00
860 (Travel & Education)	235.70	100.00	135.70
101215 · 101215 Clerk (Clerk) - Other	0.00		
Total 101215 · 101215 Clerk (Clerk)	22,668.55	55,610.00	-32,941.45
101247 · Board of Review (Board of Review)			



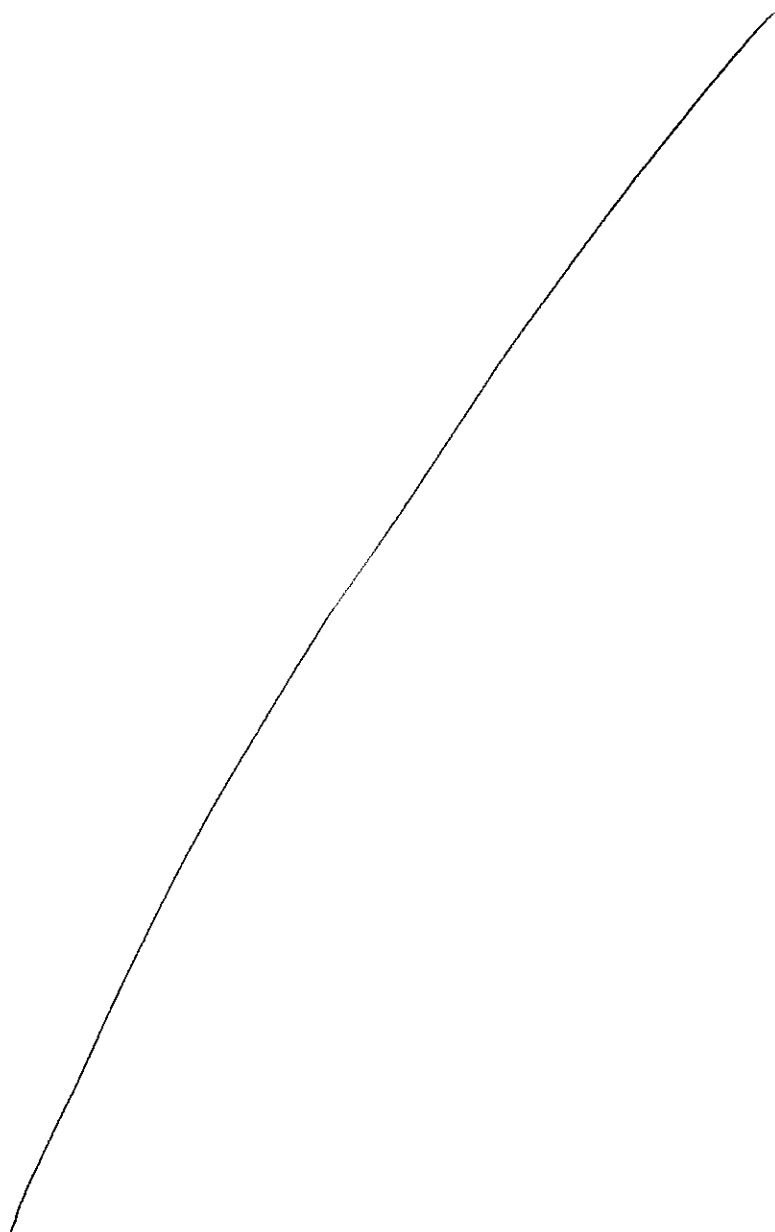
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08/28/25

Cash Basis

Lodi Township (General Fund) 2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
704 (Board of Review per Diem)	300.00	1,700.00	-1,400.00
860 (Education)	0.00	0.00	0.00
900 (Public Notices)	0.00	400.00	-400.00
101247 · Board of Review (Board of Review) - Other	0.00		
Total 101247 · Board of Review (Board of Review)	300.00	2,100.00	-1,800.00
101253 · 101253 Treasurer (Treasurer)			
702 (Salaries and Wages)	19,264.15	46,234.00	-26,969.85
702.1 (Deputy Treasurer)	2,142.00	6,200.00	-4,058.00
860 (Travel & Education)	0.00	100.00	-100.00
101253 · 101253 Treasurer (Treasurer) - Other	0.00		
Total 101253 · 101253 Treasurer (Treasurer)	21,406.15	52,534.00	-31,127.85
101257 · Assessing Services (Assessing Services)			
702 Assessor Salary & Wages (Salaries and Wages)	1,000.00	1,000.00	0.00
801 Contract services Assessor (Contract Services)	32,370.54	64,741.00	-32,370.46
957 Tax Tribunal Services (Tax Tribunal Services)	0.00		
101257 · Assessing Services (Assessing Services) - Other	0.00		
Total 101257 · Assessing Services (Assessing Services)	33,370.54	65,741.00	-32,370.46
101265 · Township Hall (Township Hall)			
922.1 (Internet Access)	1,144.25	3,000.00	-1,855.75
930 (Maintenance - Repair)	381.50	6,500.00	-6,118.50
726.1 · Township Hall Supplies	0.00	0.00	0.00
920 · Electricity Twp Hall (Electricity)	1,371.37	3,500.00	-2,128.63
921 · Natural Gas (Natural Gas)	322.29	2,500.00	-2,177.71
922 · Telephone (Telephone)	350.00	800.00	-450.00
930.1 · Lawn Maintenance-TWP (Lawn-TWP)	2,145.00	8,000.00	-5,855.00
930.5 · Snow Removal-TWP (Snow-TWP)	0.00	2,500.00	-2,500.00
935 · Siren Expenses	389.92	3,000.00	-2,610.08
101265 · Township Hall (Township Hall) - Other	0.00		
Total 101265 · Township Hall (Township Hall)	6,104.33	29,800.00	-23,695.67
101276 · Cemetery Expenses (Cemetery)			
702 Cemetery Salaries & Wages (Salaries & Wages)	500.00	1,200.00	-700.00
645 · Cemetery Lots & Columbarium (Sale of burial spaces)	0.00	0.00	0.00
801 · Cemetery Contract Care (Contract Care)	0.00	0.00	0.00
930 · Cemetery Maintenance (Maintenance)	703.00	2,000.00	-1,297.00
940 · Lawn Maintenance-CEM (Lawn-CEM)	5,100.00	8,950.00	-3,850.00
950 · Snow Removal-CEM (Snow-CEM)	0.00	500.00	-500.00
101276 · Cemetery Expenses (Cemetery) - Other	0.00		
Total 101276 · Cemetery Expenses (Cemetery)	6,303.00	12,650.00	-6,347.00
101301 · Sheriff (Sheriff)			
801 Patrol Personnel Sheriff (Patrol Personnel)	121,395.60	560,400.00	-439,004.40
101301 · Sheriff (Sheriff) - Other	0.00		
Total 101301 · Sheriff (Sheriff)	121,395.60	560,400.00	-439,004.40
101336 · 101336 Fire Expenses (Fire)			
703 Runs - Resident Twp Paid (Runs - Resident Twp Paid)	0.00		
703.1 Runs Non Resident (Runs Non Resident)	0.00		
703.2 Runs - False Fire Alarms (Runs - False Fire Alarms)	0.00		
703.3 Resident - no burn permit (Resident - no burn permit)	0.00		
801 Fire Operating Exp (Operating)	383,493.74	888,816.00	-505,322.26
980 Equipment Expense Fire (Equipment)	61,380.00	61,380.00	0.00
802 · SAFD ARPA	0.00		
101336 · 101336 Fire Expenses (Fire) - Other	0.00		
Total 101336 · 101336 Fire Expenses (Fire)	444,873.74	950,196.00	-505,322.26
101345 · 101345 Special Assessments (Special Assessments)			
448 BHL D Exp (Brookview Highlands Lighting District)	1,824.20	5,700.00	-3,875.80
448.1 Waters Rd SAD (Waters Road Special Assessment)	0.00		



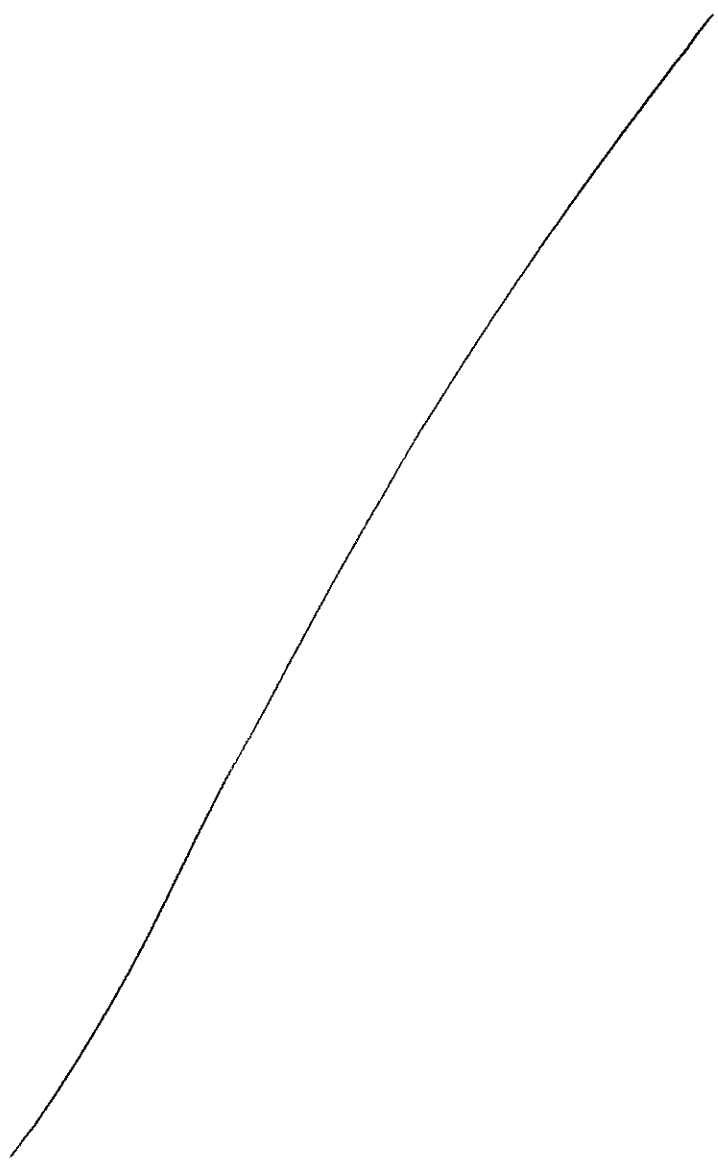
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08/28/25

Cash Basis

Lodi Township (General Fund) 2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
101345 · 101345 Special Assessments (Special Assessments) - Other	0.00		
Total 101345 · 101345 Special Assessments (Special Assessments)	1,824.20	5,700.00	-3,875.80
101400 · Planning and Zoning (Planning and Zoning)			
704 (Salaries & Wages)	5,950.00	13,500.00	-7,550.00
704.1 (Planning and Zoning Wages (secretary)\)	1,725.00	3,000.00	-1,275.00
801 (Consulting Fees)	5,845.50	25,000.00	-19,154.50
900 (Public Notices)	281.00	2,500.00	-2,219.00
850 · Ordinance Review Legal Fees (Ordinance Review Legal Fees)	0.00		
860 · PC Travel/Education (PC Travel/Education)	0.00	500.00	-500.00
101400 · Planning and Zoning (Planning and Zoning) - Other	0.00		
Total 101400 · Planning and Zoning (Planning and Zoning)	13,801.50	44,500.00	-30,698.50
101410 · Board of Appeals (Board of Appeals)			
704 (Salaries & Wages)	625.00	1,000.00	-375.00
900 (Public Notices)	0.00	0.00	0.00
704.1 · ZBA Recording Secretary (ZBA Reording Secretary)	260.00	300.00	-40.00
101410 · Board of Appeals (Board of Appeals) - Other	0.00		
Total 101410 · Board of Appeals (Board of Appeals)	885.00	1,300.00	-415.00
101440 · Public Works (Public Works)			
445 Drain Tax (Drain Tax)	0.00	20,371.21	-20,371.21
445.3 River Raisin Watershed (River Raisin Watershed)	0.00	484.00	-484.00
447 Engineering Services (Engineering Services)	0.00		
449 Public Road Services (Public Road Services)	285,282.50	565,000.00	-279,717.50
550 · WAVE Public Transportation (WAVE)	10,000.00	10,000.00	0.00
101440 · Public Works (Public Works) - Other	0.00		
Total 101440 · Public Works (Public Works)	295,282.50	595,855.21	-300,572.71
101999 · 1019999003 MISC Adj	0.00		
201622 · Recycling Services (Recycling Services)			
801 (Contract Pickup)	7,599.00	18,000.00	-10,401.00
803 (Yard Waste)	0.00	17,000.00	-17,000.00
805 (Shredding Event)	0.00		
201622 · Recycling Services (Recycling Services) - Other	0.00		
Total 201622 · Recycling Services (Recycling Services)	7,599.00	35,000.00	-27,401.00
66000 · Payroll Expenses (Payroll expenses)	0.00		
701222 · Manufactured Homes/County Share (Manufactured Homes/Count...	573.00	1,500.00	-927.00
701225 · Manufactured Homes/SET (Manufactured Homes/SET)	2,292.00	5,600.00	-3,308.00
Total Expense	1,120,431.75	2,634,850.21	-1,514,418.46
Net Ordinary Income	-804,484.24	-88,115.21	-716,369.03
Other Income/Expense			
Other Income	0.00	0.00	0.00
Other Expense			
80000 · Ask My Accountant (Transactions to be discussed with accountant, c...	0.00		
Total Other Expense	0.00		
Net Other Income	0.00	0.00	0.00
Net Income	-804,484.24	-88,115.21	-716,369.03





WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 8/4/25

June 2025

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

PUBLIC DASHBOARD

Check out our Data & Information Dashboard!
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

COMMONLY USED ABBREVIATIONS

AWIM: Assault with Intent to Murder

CCW: Carrying Concealed Weapon

CSC: Criminal Sexual Conduct

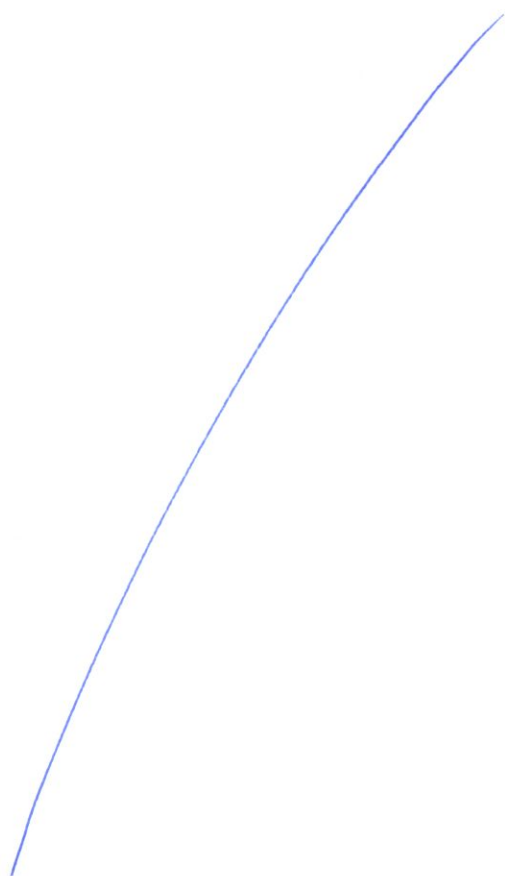
DV: Domestic Violence

OID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile



Police Service Data Report

Reporting Period: June



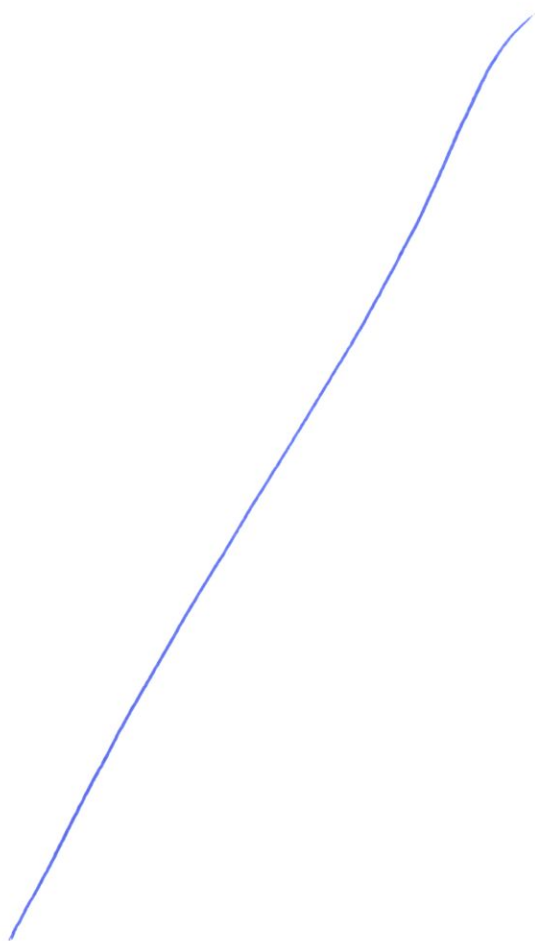
Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	3	26	26	0%
Assaultive Crimes	1	7	12	-41.7%
Burglaries			1	-100.0%
Larcenies		3	8	-62.5%
Medical Assists	2	12	7	71.4%
OWI			5	-100.0%
Traffic Crashes	8	58	67	-13.4%
Traffic Stops	65	340	683	-50.2%
Vehicle Theft			2	-100.0%
Calls For Service Total	165	989	1,350	-26.7%
Citations	12	44	142	-69.0%

In/Out of Area Time	Minutes
Into Area Time	841
Secondary Road Patrol - Into Area	180
Out of Area Time	756

Into Area Time: The time that other areas contracted deputies spent in Lodi. *ACO, SRP, Command, Countywide, and DB are excluded*

Out of Area Time: Time that Manchester/Lodi contracted deputies spent anywhere other than Lodi, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in Lodi.





WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: _____

July 2025

WASHTENAW ALERT (EVERBRIDGE)

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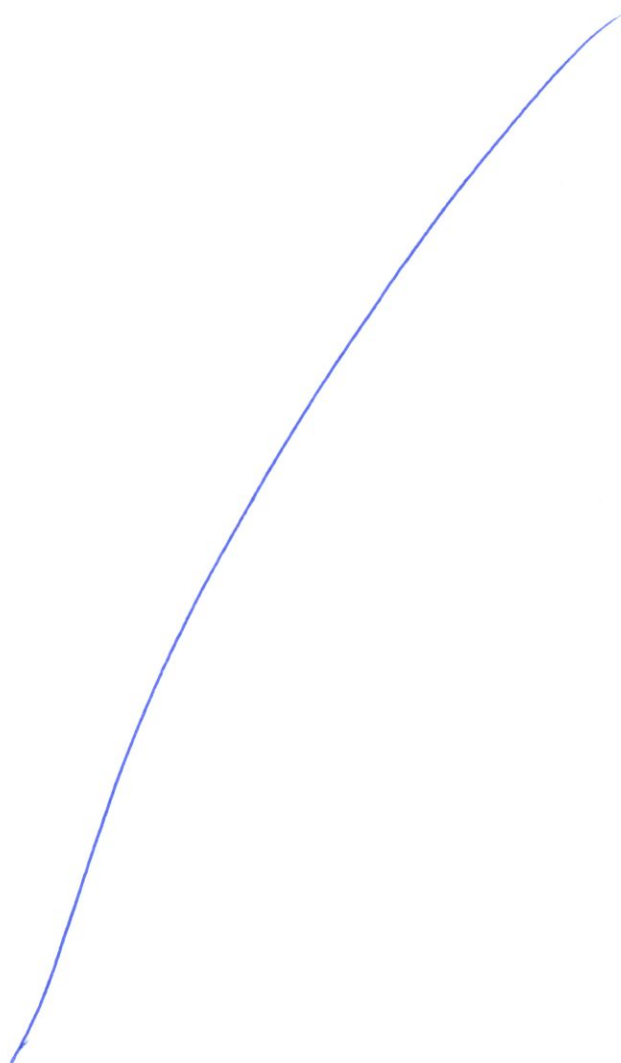
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OID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile



Police Service Data Report

Reporting Period: July



Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	2	28	31	-9.7%
Assaultive Crimes	1	8	13	-38.5%
Burglaries			1	-100.0%
Larcenies	1	4	10	-60.0%
Medical Assists	2	14	10	40.0%
OUID	1	1		-
OWI			6	-100.0%
Robberies			1	-100.0%
Traffic Crashes	15	73	79	-7.6%
Traffic Stops	61	401	788	-49.1%
Vehicle Theft			2	-100.0%
Calls For Service Total	169	1,158	1,597	-27.5%
Citations	16	56	165	-66.1%

In/Out of Area Time	Minutes
Into Area Time	505
Secondary Road Patrol - Into Area	181
Out of Area Time	1,527

Into Area Time: The time that other areas contracted deputies spent in Lodi. *ACO, SRP, Command, Countywide, and DB are excluded*

Out of Area Time: Time that Manchester/Lodi contracted deputies spent anywhere other than Lodi, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in Lodi.



CFS Summary

Reporting Period: July



Classification	Month 2025	2025 YTD	2024 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT		5	4	25.0%
ARSON		1		-
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)			1	-100.0%
BURGLARY -FORCED ENTRY		1	1	0%
DAMAGE TO PROPERTY		3		-
EMBEZZLEMENT	1	1		-
EXTORTION		1		-
FORGERY/COUNTERFEITING			2	-100.0%
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	1	1	8	-87.5%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	1	8	2	300.0%
FRAUD - HACKING/COMPUTER INVASION		1		-
FRAUD - IDENTITY THEFT		2	3	-33.3%
FRAUD -WIRE FRAUD		1	1	0%
INTIMIDATION/STALKING		1	1	0%
LARCENY -OTHER			3	-100.0%
LARCENY -THEFT FROM BUILDING		2		-
LARCENY -THEFT FROM MOTOR VEHICLE	1	2	8	-75.0%
MOTOR VEHICLE THEFT			2	-100.0%
NONAGGRAVATED ASSAULT	1	4	9	-55.6%
RETAIL FRAUD -THEFT	1	1		-
ROBBERY			1	-100.0%
SEXUAL CONTACT FORCIBLE -CSC 2ND DEGREE			1	-100.0%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE			1	-100.0%
SEXUAL PENETRATION PENIS/VAGINA -CSC 1ST DEGREE		1	2	-50.0%
WEAPONS OFFENSE- CONCEALED			3	-100.0%
Sum:	6	34	49	-30.6%

Classification	Month 2025	2025 YTD	2024 YTD	% Change
DISORDERLY CONDUCT			1	-100.0%
FAMILY -ABUSE/NEGLECT NONVIOLENT		4	1	300.0%
HEALTH AND SAFETY			2	-100.0%
HIT and RUN MOTOR VEHICLE ACCIDENT		1		-

Christina Smith

From: Kelly Allen <KAllen@anafirm.com>
Sent: Tuesday, August 26, 2025 11:10 AM
To: Christina Smith
Subject: RE: TRAVIS POINTE COUNTRY CLUB LOCAL GOVERNMENT APPROVAL

Hi Cristina: Thanks for checking in. I will have a letter and the resolutions to you today.

The MLCC is requiring two resolutions. One approving the quota and another changing the classification of the quota to the G-1.

I really apologize for the confusion.

These G-1 licenses are rather rare. There is no direct statutory provision to grant the G-1 as a quota. The MLCC is requiring these two steps.

Thanks for your patience.

Kelly

Kelly A. Allen

ADKISON, NEED, ALLEN, & RENTROP, PLLC
39572 Woodward Ave., Suite 222
Bloomfield Hills, MI 48304
(248)-540-7400
Cell (248)-318-7723
KAllen@ANAFirm.com
www.ANAfirm.com

From: Christina Smith <Christina@loditownshipmi.org>
Sent: Tuesday, August 26, 2025 10:46 AM
To: Kelly Allen <KAllen@anafirm.com>
Subject: RE: TRAVIS POINTE COUNTRY CLUB LOCAL GOVERNMENT APPROVAL

Just circling back to see if you have the updated resolution for me. I would like to send the packets out either tomorrow or Thursday at the latest.

Thanks,
Christina

From: Kelly Allen <KAllen@anafirm.com>
Sent: Wednesday, August 20, 2025 11:54 AM
To: Christina Smith <Christina@loditownshipmi.org>
Subject: RE: TRAVIS POINTE COUNTRY CLUB LOCAL GOVERNMENT APPROVAL

Thanks Christina!

Kelly A. Allen

ADKISON, NEED, ALLEN, & RENTROP, PLLC
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Bloomfield Hills, MI 48304
(248)-540-7400
Cell (248)-318-7723
KAllen@ANAFirm.com
www.ANAfirm.com

From: Christina Smith <Christina@loditownshipmi.org>
Sent: Wednesday, August 20, 2025 11:50 AM
To: Kelly Allen <KAllen@anafirm.com>
Subject: RE: TRAVIS POINTE COUNTRY CLUB LOCAL GOVERNMENT APPROVAL

Yes, we will put you on the Sept 2nd meeting.

Christina

From: Kelly Allen <KAllen@anafirm.com>
Sent: Wednesday, August 20, 2025 11:44 AM
To: joilaw@msn.com; Christina Smith <Christina@loditownshipmi.org>; Marcie Aubry <maubry@anafirm.com>; Laura Peters <LPeters@anafirm.com>; Chris Tower <ctower@anafirm.com>
Cc: Jan Godek <Jan@loditownshipmi.org>
Subject: RE: TRAVIS POINTE COUNTRY CLUB LOCAL GOVERNMENT APPROVAL

Hello Jan, Christina and Jesse. We would like to appear at your September 2 meeting.

We are preparing an explanation of the need for different language in the resolutions. The Michigan Liquor Control Commission wants two resolutions. One that grants the Quota Class C and one that "reclassifies" the Class C as G-1.

We end up in the same place, but because of the way the statute reads, the MLCC is requiring it. I will have you the letter and proposed resolutions by tomorrow.

I really appreciate you working with us on this. And I apologize, we should never ask a municipality to allow us to change a resolution after it has been passed. That was a miscommunication in our office.

Christina, if I get the letter to you by tomorrow, will we make the meeting on September 2nd?

If you have any questions, let me know.

Thanks, Kelly

Kelly A. Allen

ADKISON, NEED, ALLEN, & RENTROP, PLLC
39572 Woodward Ave., Suite 222



LAW OFFICES

ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN
CANDACE M. BECKER
JESSICA A. HALLMARK
JOHN W. KUMMER
GREGORY K. NEED
G. HANS RENTROP
CHRISTOPHER J. TOWER

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www.ANAfirm.com

OF COUNSEL:
PHILLIP G. ADKISON
KEVIN M. CHUDLER
JENNIFER H. ELOWSKY
GARY R. RENTROP

August 26, 2025

Via Electronic Mail

Jan Godek
Lodi Township Supervisor
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103
c/o Christina Smith
christina@loditownshipmi.org

**Re: Travis Pointe Country Club, Inc.
2829 Travis Pointe Rd, Ann Arbor, MI 48108
Request for New Local Approval Resolutions**

Dear Supervisor Godek:

As you know, we represent Travis Pointe Country Club ("Travis Pointe") in liquor licensing matters. Travis Pointe is located at 2829 Travis Pointe Road, Ann Arbor (Lodi Township), Michigan, 48108, and currently operates as a non-profit entity under a "Club" liquor license issued by the Michigan Liquor Control Commission ("MLCC"). Travis Pointe is requesting the Township's approval to operate with a Class G-1 liquor license ("G-1 License").

On Tuesday, August 5, 2025, we appeared before the Township Board to request approval of a G-1 License for Travis Pointe. The Township approved Travis Pointe's request and executed an LCC Form entitled "Local Government Approval - LCC-106." (LCC-106 forms are hereinafter referred to as "Local Approval Resolutions"). A copy of the executed Local Resolution #2025-009 from the meeting on August 5th is attached as **Exhibit A**.

This form was prepared by our office for the Township.

We have been advised by the MLCC that two Local Approval Resolutions are required. As we previously explained, Lodi Township has two (2) new on-premises liquor licenses available for issuance in its stated allotted quota ("Quota").

A G-1 license is a "reclassification" of a Quota license. This means that the Quota license must first be approved by the Township, and then secondly, but simultaneously, the Township must approve the reclassification of the Quota License to the G-1 license. The reason for this is that the Michigan Liquor Code does not specifically allow a G-1 license to be issued as a "new" license; therefore, the MLCC requires the Township to approve a new Quota and reclassify to the G-1 simultaneously.

In essence, the Township Board approved the G-1 license at the meeting in August, but the resolution we provided was not correct. We attach the correct resolutions as follows:

- **Exhibit B** is the Local Resolution which approves the allocation of the Quota Class C License to Travis Pointe; and
- **Exhibit C** is the Local Resolution which approves the reclassification of the license to a Class G-1 license.

Please note that the Township's approval of these two Local Approval Resolutions means that the Township is allocating only one license, not two. Therefore, the Township will have one remaining Quota license to allocate in the future.

Thank you for placing this on your Agenda for the meeting on September 2, 2025. A representative from our firm will be present to answer any questions.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



Kelly A. Allen

KAA/ma

cc: Christina Smith (*via electronic mail*)
Jesse O'Jack (*via electronic mail*)
Liz Lissner (*via electronic mail*)

EXHIBIT A

Lodi Township's Resolution # 2025-009



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval

(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Lodi Township Board council/board
(regular or special) (name of township, city, village)

called to order by Supervisor Godek on 08/05/2025 at 6:30 pm
(date) (time)

the following resolution was offered:

Moved by Smith and supported by Foley

that the application from Travis Pointe Country Club

(name of applicant - If a corporation or limited liability company, please state the company name)

for the following license(s): New Quota Class C issued as a G-1 Liquor License
(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: Rentschler, Foley, Smith, Godek

Nays: Marsh, Blackburn,

Absent: Matelski

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Lodi Township
council/board at a regular meeting held on 08/05/2025 (name of township, city, village)
(regular or special) (date)

Christina M. Smith
Print Name of Clerk

[Signature]
Signature of Clerk

8/6/2025
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

EXHIBIT B

Local Government Approval Form for New Quota License



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Lodi Township council/board
(regular or special) (name of township, city, village)
called to order by Supervisor Gudel on 9/2/2025 at 6:30pm
the following resolution was offered: (date) (time)

Moved by _____ and supported by _____

that the application from Travis Pointe Country Club

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Quota Class C On-Premise Liquor License

(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Lodi Township
council/board at a Regular meeting held on 9/2/2025
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Overnight packages: 2407 N. Grand River, Lansing, MI 48906

Fax to: 517-763-0059

EXHIBIT C

Local Government Approval Form to Reclassify Quota License to Class G-1 License



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll Free: 866-813-0011 • www.michigan.gov/lcc

Business ID: _____

Request ID: _____

(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Lodi Township council/board
(regular or special) (name of township, city, village)
called to order by Supervisor Gudek on 9/2/2025 at 6:30 pm
(date) (time)
the following resolution was offered:

Moved by _____ and supported by _____

that the application from Travis Pointe Country Club

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Transfer Classification of Class C On-Premise Liquor License to Class G-1 Liquor License

(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Wal Township
council/board at a Regular meeting held on 9/2/2025
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059

LODI TOWNSHIP

FISCAL YEARS 2027, 2028, AND 2029

PFEFFER, HANNIFORD & PALKA, Certified Public Accountants, registered to practice in the State of Michigan (hereinafter referred to as **CERTIFIED PUBLIC ACCOUNTANTS**) and **LODI TOWNSHIP**, A municipal corporation, of the State of Michigan (hereinafter referred to as **(TOWNSHIP)** contract on this _____ day of _____ 2025, as follows:

1. For the fiscal years ending March 31, 2027, 2028, and 2029, the **CERTIFIED PUBLIC ACCOUNTANTS** shall conduct an audit of the financial statements of the **TOWNSHIP** for each year. The financial statements are the responsibility of the **TOWNSHIP BOARD**. Our responsibility is to express an opinion on the financial statements based on our audits. We will conduct our audits in accordance with auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the township as well as evaluating the overall financial statement presentation.

2. The **CERTIFIED PUBLIC ACCOUNTANTS'** audit shall meet the requirements of Act No. 2, P.A. 1968, or as amended, and the related Bulletin for Audits of Local Units of Government in Michigan, dated June 1, 1968, or as amended, which is available from the State Treasurer.

3. If the **TOWNSHIP** receives federal financial assistance, grants, or other contracts and spends \$750,000 or more in federal funds in one fiscal year, the Township may be required to have a Uniform Guidance Single Audit conducted in accordance with Government Auditing Standards and (or) in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Pfeffer, Hanniford & Palka will request the assistance of another CPA firm to conduct the Uniform Guidance Single Audit which will be billed separately by the second CPA firm. Pfeffer, Hanniford & Palka will work with the second CPA firm in conducting the Uniform Guidance Single Audit as well as assist the Township with the additional procedures which will be required under the Uniform Guidance Single Audit. Pfeffer, Hanniford & Palka will still conduct a General Purpose Financial Statement Audit in accordance with generally accepted auditing standards.

4. The reports on financial statements, as required by Act 2 of Public Acts of 1968, or as amended, shall contain an unqualified opinion by the **CERTIFIED PUBLIC ACCOUNTANTS** or such other opinion as he must render under the circumstances when he is unable to express an unqualified opinion.

5. The audit shall begin as soon after the signing of this contract as shall be convenient to the **CERTIFIED PUBLIC ACCOUNTANTS** and shall be completed with the Certified Public Accountant's report's issued not later than six (6) months after the conclusion of the fiscal year.

6. The **TOWNSHIP** shall have closed and balanced all funds and bank accounts, agencies and operations to be examined by the **CERTIFIED PUBLIC ACCOUNTANTS**.

7. The audit fee for the years ended March 31, 2027, 2028, and 2029 will not exceed \$12,000, \$12,500, and \$13,000 respectively. Additional services outside the scope of the audit will be billed at \$140 per hour.

8. The **TOWNSHIP** authorizes the **CERTIFIED PUBLIC ACCOUNTANTS** to immediately disclose any and all findings of suspected fraud, and/or embezzlement to the Deputy State Treasurer in charge of the Local Audit Division of the State Department of Treasury.

9. The **CERTIFIED PUBLIC ACCOUNTANTS** shall provide a reasonable number of reports for each of the funds to the **TOWNSHIP** officials.

10. This contract may be terminated by either party upon a ninety day (90) advance written notice.

Pfeffer, Hanniford & Palka, P.C.

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

LODI TOWNSHIP

Comments
received

Common
pervious

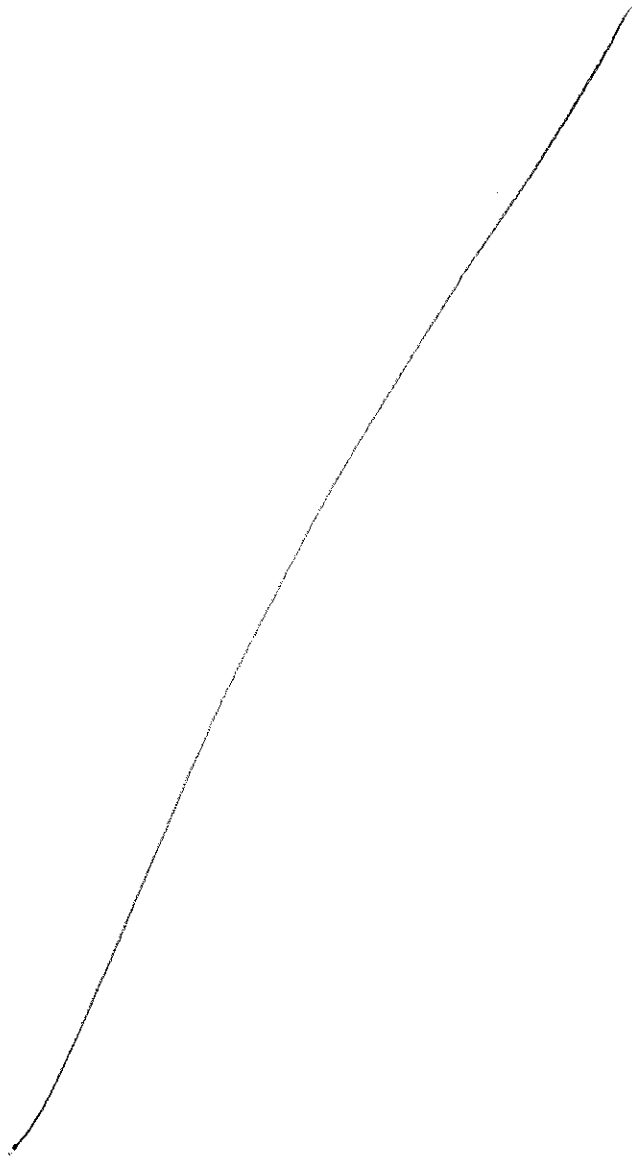
Christina Smith

From: [REDACTED]
Sent: Thursday, August 7, 2025 8:37 AM
To: Jan Godek; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski
Subject: Thank You

As mentioned in a few Township meetings, I am very appreciative of the support I have received from Jan, Christina, and Michelle when contacting the Township in the 13 years I have lived in Lodi. I wanted to send this email to provide the feedback in a more formalized fashion.

Whether questions about ordinances, procedures, or seeking assistance with a problem, you have each taken the time to ensure the questions were accurately answered, followed up when you said you would, and helped get to understanding and resolution. Though a bit embarrassed to admit, on one occasion I reached out to Jan rather upset about a decision the Board made. Despite my less than cheery tone, Jan patiently explained the extensive background on the topic so I could better understand the context of the decision. As a result of the discussion, I was also reminded that, though the goal, ideal is not always possible and there are many factors that influence realities and ultimate outcomes. I had been stewing over the matter for several weeks, angry with Township officials, and was very glad I reached out to obtain actual facts rather than simply relying on my emotions to guide perceptions.

When discussing Township administration with neighbors and acquaintances similar experiences are unfailingly cited. In fact, the first I ever knew of Township administration was a neighbor sharing his experience several years ago when reaching out to Jan about frequent power outages we were experiencing at the time. My neighbor indicated Jan took on the task of contacting DTE who, far ahead of their current efforts on this front, sent crews to the area to trim trees and perform other maintenance resulting in much more reliable service.



With the growth in the Township, I know your plates are more than full and there is likely only so much time you can devote to a single resident or concern, particularly when questions might not be yours to answer or there is no new information available. With appreciation for the time you have given.

By the way, if this for some reason ends up in a meeting packet, would appreciate if you would redact my email address for privacy reasons.

Amy G.

Christina Smith

From: Jan Godek
Sent: Monday, August 25, 2025 10:20 AM
To: Christina Smith
Subject: FW: Oppose the Toll Brothers Arbor Preserve

-----Original Message-----

From: Darrin OBrien <splagiatus@gmail.com>
Sent: Tuesday, July 22, 2025 7:25 PM
To: Jan Godek <Jan@loditownshipmi.org>; Leslie Blackburn <leslie@loditownshipmi.org>; Michelle Foley <Michelle@loditownshipmi.org>; Steve Marsh <steve@loditownshipmi.org>
Subject: Oppose the Toll Brothers Arbor Preserve

Ms. Godek and all,

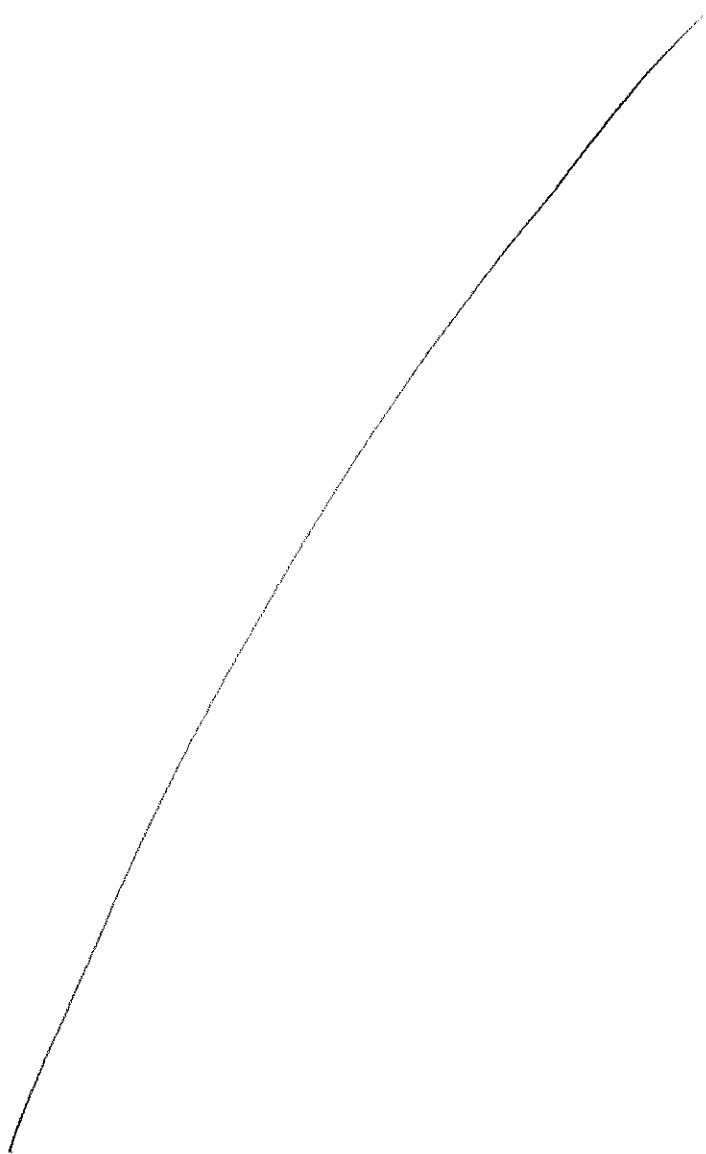
The further development of Lodi Township should be opposed. Eliminating natural areas and further degrading of our township rural community is not acceptable.

Many issues arise with such a development:

- no need for higher dollar houses in the township
 - increased water usage
 - increased sewage creation
 - increased chemical load to the environment
 - destroying the habitat and trees of the green area
 - increased traffic
 - increased taxes
- ...all without sufficient benefit for those of us living in the township or the environment

Please oppose the proposed development in our township:
ARBOR PRESERVE NORTH
ARBOR PRESERVE SOUTH

— Darrin OBrien
2200 Centennial Ln, Ann Arbor, MI 48103
(Lodi Township)



Christina Smith

From: susan miller <smiller179@icloud.com>
Sent: Wednesday, August 6, 2025 9:42 PM
To: Christina Smith
Subject: material for distribution to the Planning Commission and BOT
Attachments: Zoning Ordinance, ACJ and Arbor Preserve.docx

Dear Planning Commissioners and Trustees,

Thank you for your long hours of dedication to the review of the Arbor Preserve site plans. I know the job has been laborious and trying. Because I have been concerned about the ways in which the Final Site Plans deviate from Lodi ordinances, I undertook a review of the Zoning Ordinance and have produced a document that highlights these deviations along with the relevant Zoning Ordinance passages. I've also taken note, wherever I could, of Amended Consent Judgment Exhibit 2 stipulations that appear not to have been met; I don't have the technical knowledge to review all the Exhibit 2 conditions.

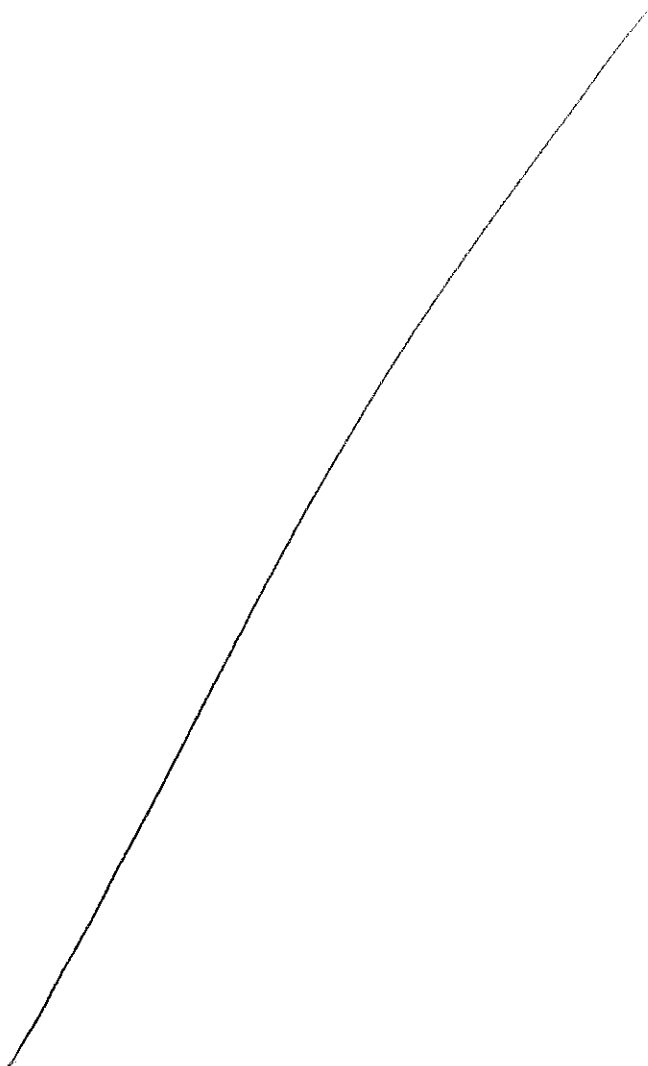
I hope you will review this document—despite its length. I invested considerable time in its creation because of the importance to me and others of the matter at hand. I hope you will also find the document useful as you examine Toll Brothers' request for Final Site Plan approval.

One matter I'd like to highlight. The Planning Commission discussed numerous Toll Brothers failures to conform to requests and expectations but somewhat hastily listed only three of those in their denial document--under time pressure and the pressures of a public meeting. I think it is important that the Board of Trustees recognize and respond to *all* of the Planning Commission's objections, not solely those explicitly associated with the denial. And it is important that the Board not assume that simply meeting the three stated bases for denial puts Toll Brothers in compliance with our Zoning Ordinance and the ACJ.

Thank you in advance for taking the time to review my submission.

Best regards,

Susan Miller



The Board of Trustees agreed to allow two private WWTPs through an Amended Consent Judgement but many aspects of the Toll Brothers plans are not addressed by the Amended Consent Judgement. The plans reveal numerous stark violations of our Zoning Ordinance. Are all these violations made legal by the ACJ? Failure to conform to Exhibit 2 of the ACJ is also in evidence.

Deviations from the Lodi Township Zoning Ordinance and the ACJ Exhibit 2 Conditions

1) The Final Site Plan (FSP) clearly violates ZO 55.02b regarding intensification of water flow. The discharge of large quantities of water into a generally low-flow and often dry stream violates ZO 55.02 which was cited by the Planning Commission in their recommendation to deny. The preliminary (and final) site plans are not honest about the nature of the Rouse tributary they plan to discharge to.

55.02b

No site plan review application and no proposal for division of land shall be approved if subsequent development would result in an identifiable diversion, concentration or increase in the velocity or volume of the existing or natural flow of surface water.

2) The removal of thousands of trees—especially on the South site—and plan to replace only a fraction is a major violation of the Master Plan and Zoning Ordinance and was NOT clear in the Preliminary Site Plan. The developer wants to pay the township for removed trees because on-site replacement is not feasible; that is because the plan provides too little open space to replace them. Payment for trees rather than on-site replacement flouts the Zoning Ordinance

54-14

(4) The development will limit the overall removal or disturbance of natural features to the minimum necessary to allow a reasonable, economically viable use of the land.

54-30

The location of any replacement tree shall be on the same parcel as the removed tree wherever feasible, as determined by the Township. If the tree replacement on the same parcel is not feasible, the Township may designate another planting location for the replacement tree within the Township.

3) The tree survey doesn't account for the black walnut trees the landowners and/or Red Equities knowingly removed from the site—for\$\$--against the ZO prohibition to alter the land.

54-14

(1) The Natural Features Statement of Impact, Protection, and Mitigation accurately and completely identifies all natural features within the previous five (5) years on, and within 100 feet of, the property covered by the site plan.

Trees were removed in violation of the ZO.

42-1

3. No construction, grading, cutting of trees or vegetation, soil stripping, excavating

or other site improvements or changes shall commence, and no permit shall be issued therefore, on a lot within or under application for a Special District classification, until all requirements of this Article and Ordinance have been met.

4) The FSP deviations from the Zoning ordinance are not in accord with the flexibility standard for a PUD; they do not result in a higher quality of development than would otherwise be possible.

42.003 Regulatory Flexibility (with PUD)

Permitted deviations shall be consistent with the intent and scope of this Article, shall be compatible with the Master Plan, and *shall result in a higher quality of development* than would be possible without the deviation.

5) The WWTP's are based on too low an estimate of flow and may not be capable of managing the sewage generated (see John Vine's engineering analysis). The plants appear to be undersized by approximately 38% when the responsible course is to oversize or right-size them. The footprint of the plants and associated storage and backup generation appear to be substantially undersized in the FSP (see Vine analysis). I spoke with Mr. Alajawajeri, the engineer who created the McDowell hydrogeological analysis Toll Brothers provided. I did so to confirm his output numbers and make sure I understood them.

Toll Brothers used a household estimate of 2 persons per house in calculations about plant output. In their Final Site Plans, they state that they are estimating 2.5 persons per house but retain the numbers they used in the 2-person estimate. McDowell's estimate assumes 4 persons per house, which is more realistic.

Additional consequences of the distortion include:

1) extreme encroachment on and risk to the Miller property and 2) overestimation of open space, some of which is claimed to exist immediately adjacent to the undersized plant structures.

6) The development has negative economic impact on neighboring properties:

The AP North WWTP is sited within yards of the Miller property. Since a private drinking water well cannot be within 300 feet of a WWTP, a very substantial portion of the Miller property will become unsuitable for wells, depriving it of much of its development potential despite its R-3 zoning.

The stream running north to south through the Miller property will now carry primarily contaminated water, which may further limit the success of well permit applications and other uses and will diminish pleasurable and safe use of the majority of the land. Currently, the land can be freely walked—crossing the largely-dry or low-flow streams on foot—which will not be possible given contaminated and constant water flow (42-17)

The potential contamination of Orchard Grove Community Well would be devastating to the continued use of residents' property (42-17)

42-17

Economic impact. The proposed development will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Master Plan.

7) The development provides no meaningful conservation of open space, negligible preservation of natural resources (i.e., destroys the majority), no public benefit (a gated community is sought, without public access), and no remediation or redevelopment of blighted areas; no benefit called for in ZO 42-17 is provided.

The developer provided only minuscule renderings of open space, as an inset on a landscaping page within the FSPs. The presentation suggests either an attempt to obscure the inadequate provision of open space or the low value the developer places on their responsibility to meet open space requirements.

With respect to conservation of open space, the developers received the reduction in the normal PUD expectation of 50% open space that they requested, however, almost all the open space they provide is cut-and-fill, plowed and relandscaped land, often in tiny fragments; and the numbers achieved appear to be well below the promised and claimed amounts of 38% on the North Preserve and 49% on the South Preserve. Toll Brothers' open space calculations are very significantly distorted by the inclusion of large areas at the perimeter of the seven detention ponds, all of which are *non-developable land thus must be excluded from calculations*. These areas are overflow spillage zones that are crossed by multiple drainage pipes bringing water into the ponds.

Also very questionable in the open space calculations is the inclusion of land immediately adjoining all watercourses with no allowance for periodic water level increases due to storms, run-off channeled through the storm sewer system or added flow from effluent release (in the case of the South preserve). These areas clearly are **not developable acreage** and must be excluded from open space calculations.

The FSP appears to substantially undersize the footprints of both WWTPs and it defines the land immediately adjoining them as open space, establishing no setback for safety. Doing so contributes additional imagined terrain to the highly suspect open space plan. The developer does not honor the intent of PUD zoning to create meaningful, usable open space.

Details of proposed recreation areas were not provided as required in Exhibit 2 of the Amended Consent Judgment.

42.21

When completed, a development shall have at least fifty percent (50%) of the developable acreage in the development devoted to open space, which shall perpetually remain in its natural state and/or be restricted for use for outdoor

recreational purposes harmonious with peaceful uses in and surrounding the development. Such open space shall not include land area devoted to a dwelling, an accessory use, yard areas adjacent to buildings, vehicle access or parking, road right-of-way, utility easement or similar uses or improvements.

b. The developable acreage shall include all areas to be used for residential purposes and all open space devoted exclusively for residential use or uses accessory thereto or for natural resource preservation.

c. Developable acreage shall not include bodies of water, designated wetlands or floodplain, rights-of-way, or easements....

45.0 Low-lying lands along watercourses subject to flooding during storm periods, whether or not included in areas for dedication, shall be preserved and retained in a natural state as drainage ways. Such lands shall be excluded in computing the net lot area.

Also of note is that only a small fraction of the open space is natural area even though the Zoning Ordinance refers to land in its natural state. Almost all the open space is the result of cut-and-fill that levels steep slopes and moves fragile soils. This approach to construction is in clear violation of a great many provisions of the Zoning Ordinance and Master Plan, for example 54-14 below:

44.11

Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.

54-14

Where the proposed activity involves residential development, the residential structures shall, to the extent reasonably feasible, be designed and constructed to use the natural features of the site.

54.26

Existing landform

shall be a major factor in the land use and site planning processes. The primary objective will be preservation of natural contours rather than alteration by mass grading.

8) The developers have failed to provide detail on the WWTPs as specifically required in Exhibit 2 of the Amended Consent Judgment. Given the impact of the WWTPs on the surrounding community and the natural features, this omission is glaring. WWTPs are a potential source of noxious odors, noise pollution, air pollution (ash, e.g.) as well as soil, stream, and groundwater contaminants. Neglecting even to specify what variety of plant will be used is a remarkable omission.

9) The plan fails to respect downstream neighbors' rights to a clean and healthy environment insofar as it adds pollution to the Rouse drain—without compensatory public benefit—and by increasing the volume and velocity of flow in a manner likely to cause intermittent flooding, significant erosion, death to native wildflowers and trees through flooding and erosion, and straightening of the meandering stream channel.

Package WWTPs are notorious for operator error and substandard detoxification of waste—with little oversight once in operation—thus these details are of great importance, especially to immediate neighbors and those downstream of the plants.

44.11

Satisfactory and harmonious relationships will exist between the proposed land use or development activity and the existing and planned development of contiguous lands and the surrounding area....

The drainage plan conforms to the standards of the Washtenaw County Water Resource Commissioner, and any stormwater management improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.

10) Toll Brothers proposes to massively alter the landscape by cut and fill construction, which destroys fragile soils, dramatically increases polluted run-off, eliminates natural habitat, and disturbs neighboring properties, especially the Miller property and Orchard Grove, but also downstream properties already affected by polluted water, which—with the addition of Arbor Preserve—will be subjected to additional erosion and pollution.

44.11

Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area. Erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.

54-26

Existing landform shall be a major factor in the land use and site planning processes. The primary objective will be preservation of natural contours rather than alteration by mass grading.

The proposed land use or development activity respects natural topography, floodways, and floodplains; and minimizes the amount and extent of cutting and filling.

This approach to construction disregards the overall intention of the ZO, which parallels the Michigan Constitution and aims:

To provide for the paramount public concern for the preservation of these natural resources in the interest of the public health, safety and general welfare of the residents of this Township, in keeping with Article IV, Section 52 of the Michigan Constitution of 1963, and the intent of Michigan's Natural Resources and Environmental Protection Act

11) The plans provide inadequate setback (in some instances, zero) of stormwater detention from multiple neighboring properties, including Lagos, Miller, and Orchard Grove. Mechanical grading continues to the border of these properties (likely within the tree root zone and drip line) and will damage them. The Planning Commission raised this issue with Toll Brothers repeatedly but received no satisfactory response.

12) Drainage rights were not secured from the owner of an adjoining property (Miller) onto whose property the water from the Arbor Preserve North wastewater and stormwater will flow and will be highly likely to overflow, erode, and reconfigure the present channels.

45.0

If a proposed drainage system will carry water across private land outside the development, appropriate drainage rights shall be secured.

13) The developer failed to evaluate the impact of increased flow and volume in the Rouse drain on downstream water management structures, for example, the culverts carrying water below Waters Road, which (per resident testimony) may pose hazard to humans or animals when carrying too great a volume of fast-moving water into a culvert (creating a dangerous whirlpool) or when culverts can't accommodate the water, which then may flood Waters Road.

45.0

9. The effect of the development on existing downstream drainage facilities outside the development shall be reviewed by the developer with the County Water Resources Commissioner. Where it is anticipated that the additional run-off resulting from development will overload an existing downstream drainage facility during a 10 year or larger storm, the Planning Commission shall not approve the development until adequate provision has been made for resolving downstream drainage problems.

14) The plans represent a remarkable level of disregard or contempt for the township's natural features protection ordinance, 54.08 and 54.09 within the Zoning Ordinance

The introduction to that section is below but there is much more, very strong and clear language regarding protection of woodlands, wetlands, water courses, fragile soils, steep slopes, groundwater recharge areas, and endangered species. EVERY SINGLE provision has been flouted.

54.08

The preservation of natural resources is essential to maintain the continued character and quality of life for the current and future Township residents, property owners, and visitors. As the Township's Master Plan specifies, the policy of the Township is that these natural features need to be protected and preserved to the maximum extent possible when land is developed. The protection and preservation of natural features will promote the general public health, safety and welfare, encourage the use of lands in accordance with their character and adaptability, protect the natural environment, and conserve natural resources and energy.

The provisions of this Section are intended to protect significant natural features from destruction and misuse; retain and provide the establishment and protection of interconnected and natural environmental areas; facilitate movement of wildlife between areas; establish reasonable standards for natural resources management and preservation; and assist the Planning Commission, Township Board, applicants, reviewers and the general public in the identification and preservation of natural features on sites being developed in the Township

The disregard for the impact of the development on the Rouse drain and Saline River--downstream from the site--is clear.

54.09

Every developer shall evaluate the potential damage to nearby watercourses during the design, construction, and implementation phases to minimize problems

associated with surplus stormwater, sedimentation, and contamination. The morphology of stream channels depends upon the type and permeability of the soil, the vegetative cover, and the slope of the land adjacent to the watercourse. Channel shape can be altered by an increase in stormwater runoff from impervious surfaces, so extreme care shall be taken to ensure that the quantity of water flowing to the channel does not exceed the physical ability of the stream to absorb the flow. Development projects shall be reviewed in the context of both the stream channel and the watershed.

15) The development site is a likely home for the endangered Indiana bat and Northern Long-eared Bat. At the Planning Commission meeting on 7/22, Toll Brothers presented their view that they have no reason to worry about the endangered bats because they can cut down the bat trees when the bats are not hibernating. However, in doing so they flout the Lodi Township Zoning Ordinance:

54.9

Endangered species are most likely to be found in the midst of a natural area of considerable value. When a special concern, threatened, or endangered species is found, careful assessment shall be made of the species and the area in which it is found. These organisms and their habitat may be intolerant of change caused by development, such as change in hydrological conditions, even if the habitat itself is outside the limits of soil disturbance for a project. These species and their habitat are important to the Township for the richness and diversity of species they offer.

f. The site provides wildlife habitat by providing breeding, nesting, or feeding grounds or cover for forms of wildlife, waterfowl, including migratory waterfowl, and rare, threatened, or endangered wildlife species.

The above ordinance also pertains to the adjoining Miller property, another likely endangered bat habitat, which will be radically altered ("in hydrological conditions" et al) by the Toll Brothers development.

16) The developer failed to provide a natural features impact study that includes impact on land within 100 feet of the perimeter, including the Miller property, the Lagos property, and Orchard Grove (as required in ZO 54-14), though this information was repeatedly requested by the Planning Commission.

(1) The Natural Features Statement of Impact, Protection, and Mitigation accurately and completely identifies all natural features within the previous five (5) years on, and within 100 feet of, the property covered by the site plan.

17) The development will cause a public nuisance by polluting the Rouse drain, creating noxious odors and risk of chemical and bacteriological accidents

54-14 (3) The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety, or welfare.

18) The developers put at risk a wetland habitat called wet-mesic flatwoods that is imperiled at the State and Global levels. As documented by Robert Ayotte, past president of Michigan Botanical Society, this wooded wetland exists on the Arbor Preserve South site and dominates the adjoining Miller property. It is well known to be highly sensitive to hydrological change. *(see source material at the conclusion of this file)*. Such change will occur given the huge influx of new, polluted water into the Rouse drain and associated soils. The Atwell Hicks review of natural features did not recognize this land-type within the development site or adjoining it. Disregarding and damaging a globally imperiled wetland ecosystem is highly irresponsible.

54-14

4.Review of wetlands within proposed development. In the Planning Commission's review of wetlands, the following criteria shall be considered:

- a. The site supports state or federal endangered or threatened plants, fish, or wildlife appearing on a list specified in accordance with the Natural Resources and Environmental Protection Act.**
- b. The site represents what is identified as a locally rare or unique ecosystem.**

19) Fifty-foot setbacks of houses from the highwater mark of streams are required; these are in doubt on the FSP, for example on Parcels 37 and 38 of Arbor Preserve North. Planners need to keep in mind that the highwater mark will be increased by the influx of new water from altered drainage flow.

54-21

A permanent setback strip, vegetated with natural plant species, will be maintained or restored within a 25.0 foot setback from the high water mark of any watercourse. Buildings and construction activity shall be setback at least 50.0 feet from the high water mark of any watercourse. This setback is provided to ensure that on-site runoff into a watercourse is filtered naturally and to maintain a corridor for wildlife along stream ways.

20) The WWTP discharge is within the Wellhead Protection Area for Ann Arbor's Steere Farm well in violation of the Zoning Ordinance.

54-22 Development shall be located away from groundwater recharge areas and wellhead protection areas as mapped by Washtenaw County or otherwise identified.

The following statement to me is from Roger Rayle, chairman of the Coalition for Action on Remediation of Dioxane:

"The fact Toll Brothers didn't seem to know about the Ann Arbor Steere Farm Wellhead Protection Area and reference it in their plan should be a warning flag.

Likely similar onsite wastewater treatment plans for some Scio developments were rejected over the years because of the potential of the discharges to shift the movements of the Gelman dioxane plumes in the shallower aquifers.

For this Lodi site, there may be possible future harm to where the City of Ann Arbor gets 15-20% of its water within a 10-year timeframe."

21) The developer has provided no information on hazardous substances to be stored on-site, including chemicals associated with wastewater treatment or tanks of raw sewage or sludge that can be part of processing, therefore violation of 54-22 cannot be evaluated by the Board of Trustees.

c. Proper storage of hazardous substances will be paramount to protecting groundwater and the environment. Developments storing or handling hazardous substances shall abide by the following groundwater preservation standards:

(1) Hazardous substance storage areas shall be designed to prevent spills and discharges to the air, surface of the ground, groundwater, lakes, streams, rivers and wetlands.

(2) Secondary containment for aboveground areas where hazardous substances are stored or used shall be provided. Secondary containment shall be sufficient to store the substance for the maximum anticipated

22) As stated earlier, the discharge of large quantities of water into a generally low-flow and often dry stream clearly violates ZO 55.02 which the Planning Commission noted in their recommendation to deny.

Violations of *other subsections of 55.02* cannot be ruled out because the developer does not provide the information about their WWTPs that would allow for assessment of noise, escaping gases, heat, glare, ash, fire hazards or other dangerous conditions prohibited by the ordinance.

Such violations pose risk to Arbor Preserve residents and owners of adjoining properties. Additional details of the proposed WWTPs are required by Exhibit 2 of the ACJ.

23) Permitting increase of water flow onto neighboring, downstream properties violates the State's "natural flow doctrine" which has been upheld in court many times. The developer makes no effort to slow the flow of water onto neighboring properties by discharging their effluent and stormwater onto their *own* property.

Michigan case law:

It is similarly well settled, however, that "the owner of the upper estate has no right to increase the amount of water that would otherwise naturally flow onto the lower estate." *Kernen v Homestead Dev Co*, 232 Mich App 503, 512; 591 NW2d 369 (1998). For instance, it has been said that the owner of the upper estate "cannot, by artificial drains or ditches, collect the waters of his premises, and cast them in a body upon the proprietor below him to his injury." *Gregory v Bush*, 64 Mich 37, 42, 31 NW 90 (1887). Nor may the owner of the upper estate "concentrate [the surface] water, and pour it through an artificial ditch or drain, in unusual quantities and greater velocity, upon an adjacent proprietor." *Peacock v Stinchcomb*, 189 Mich 301, 307; 155 NW 349 (1915); see also *Miller v Zahn*, 264 Mich 306, 307; 249 NW 862 (1933). Stated another way, "the owner of the dominant estate may not, by changing conditions on his land, put a greater burden on the servient estate by increasing and concentrating the volume and velocity of the surface water." *Lewallen*, 86 Mich App at 334; 272 NW2d 350."

24) Because the Township **forbids** Private Wastewater Treatment Plants, the township Zoning Ordinance contains no specific language for regulation of such plants. In allowing such plants—in violation of its ordinance—the Township ought to have provided the regulatory language missing from the ZO but failed to do so to the detriment of township residents.

25) Both developments fail to maintain a 2000-foot isolation distance around the Orchard Grove type 1 community well. Various departments within EGLE have weighed in differently on this issue, but the Community Water Supply Division (Sean Brown, engineer, Jackson office) expressed the view that safety requires that the isolation distance be maintained, as did Jennifer Conn (repeatedly, in writing), an engineer from the County Health Department. Her concern was confirmed in conversation with me and with the Planning Commission chair. The developer was asked to include and then did include in its submission a diagram that clearly shows their WWTPs well within the isolation distance, yet they have ignored this data. Doing so puts at risk an essential resource for many community residents.

Also of concern is the storage of chemicals and of raw or partially processed in tanks within these isolation zones. Because Toll Brothers has submitted a final site plan without details of their treatment plants, it is impossible to evaluate associated risks. Doing so demonstrates great disregard for the health and welfare of township residents and for the township zoning ordinance.

26) The point of effluent discharge on Arbor Preserve North is being misrepresented by Toll Brothers. They chose a point of discharge at the extreme edge of their site in order to direct flow off-site, onto the Miller property. The discharge point is in fact at the edge of a cattail marsh (photographically documented by me and by Atwell Hicks and flagged as wetland) that supports many amphibians. The marsh will be inundated, polluted, and degraded, and wildlife will die. The stream does channelize for a very short distance between the marsh and the Miller property but the channel begins with a steep drop-off and appears to be the result of an historic excavation and tiling effort demonstrated by the presence of a huge piece of concrete lying in the channel at this point (photographs available).

Many photos by Atwell Hicks testify to the fact that the drain channel is often dry and will only be filled with water because of effluent and/or stormwater directed there through Toll Brothers' activities. Discharge into the Rouse drain closer to Wagner Road—and away from the Miller property—is just as feasible (meaning in fact that it is equally infeasible because the drain is often dry in that location as well), which would let the burden of the polluted, high volume water fall within the development and not be inflicted to the same extent on the downstream neighbor. Toll Brothers clearly prefer to discharge their wastewater as well as their stormwater off-site.

27) Residents are deeply and reasonably concerned about the Gelman plume. If the Gelman toxins make their way into residents' well water, the wells will become unusable. This potential crisis applies to current residents and to the anticipated Toll Brothers' homes, which might become unsellable without municipal sewer or available water. My own well—off Wagner just north of Liberty—was contaminated more than 20 years ago by the Gelman plume and required annexation into Ann Arbor to provide access to municipal water, which is not an option for Lodi residents. Lodi residents have deep concern that drawing water from wells for

107 new, substantial houses very close to the plume will cause a southward migration of toxins. The risk associated with that action is impossible to calculate and is too great to take. It will cause chronic anxiety and potential harm to Lodi residents and was not well considered when the Preliminary Site Plans were accepted.

28) The development opens the township to economic harm. Taxes will likely need to be raised to accommodate costs associated with the development. Many American Farmland Trust and other studies show that tax revenue from residential development does NOT cover the increased costs associated with that development.

The development will leave the township vulnerable to lawsuits by many residents who are likely to be harmed by damage to their natural areas or wells or may suffer harm from persistent noxious odors associated with the WWTPs. These residents will have sound basis for legal action if the township chooses not to enforce its own zoning ordinance and knowingly puts residents and their property at risk.

29) The siting of the WWTP for the North development fails to meet the requirement for a 50 foot wetlands setback as required in Exhibit 2 of the Amended Consent Judgment (ACJ). In fact, the discharge point for the plant may actually be a wetland (a pothole pond transitioning to a cattail marsh). I can provide photographs.

30) Many wetlands are impacted and wetland mitigation is not within Lodi Township, as mandated in Exhibit 2 of the ACJ but is in Monroe County. To my knowledge, a drainage district has not yet been created as required in Exhibit 2 nor have multiple required permits been successfully attained.

31) The developer fails to provide the Access Agreement for the Miller property as part of its final submission. The Access Agreement expires in December 2025 if the road is not completed. It also mandates permanent access for current and future owners of the parcel. Should the property in the future belong to a *group* of people (e.g, a land trust or other NGO), the required access cannot be provided within the gated communities Toll Brothers now plans.

Source material for item 18)

From the Michigan Natural Features Inventory

"Wet-mesic flatwoods is a wet to mesic forest on mineral soils dominated by a highly diverse mixture of upland and lowland hardwoods. The community occurs almost exclusively on poorly drained glacial lakeplain in southeastern Lower Michigan. Dominant trees may include oaks, hickories, maples, ashes, and basswood. Seasonal

inundation is the primary natural disturbance factor influencing wet-mesic flatwoods.”

“Wet-mesic flatwoods has been reduced to small, disturbed remnant woodlots throughout the Maumee Lake Plain. The Maumee Lake Plain is the most developed ecological Sub-subsection in Michigan, and extensive drainage networks have altered hydrology at the landscape scale (Comer et al. 1995b). Conservation and management of wet-mesic flatwoods is hindered by landscape alteration and fragmentation, site-specific land-use history, and private ownership (Knopp 1999)....

2Protection of hydrology is critical to maintaining the integrity of wet-mesic flatwoods. Although drainage networks have altered hydrology at the landscape scale, much of the Maumee Lake Plain remains poorly drained or saturated from January to May (Knopp 1999). **Protection from further hydrologic degradation is essential for the maintenance of processes that support persistence of wet-mesic flatwoods remnants....**

Landscape fragmentation has reduced wet-mesic flatwoods occurrences to isolated stands surrounded by agriculture or urban development (Knopp 1999, Lee 2005, MNFI 2010)....**Fragmentation and isolation of wet-mesic flatwoods occurrences by residential, commercial, and industrial development threatens this natural community type by restricting dispersal of native species and increasing the propagule pressure of commonly planted non-native trees, shrubs, and herbs....Management activities should avoid disturbances to soil and hydrology, which often leads to the establishment and spread of invasive plant species, especially in urban settings where invasive plants are well established.”**

Michigan Natural Features Inventory

P.O. Box 30444 - Lansing, MI 48909-7944

Phone: 517-373-1552 (authored by M. Kost, UMich, et al)

Christina Smith

From: Jan Godek
Sent: Wednesday, August 20, 2025 9:31 AM
To: Christina Smith
Subject: FW: Arbor Preserve North & South - Revised Final Site Plan - 08.19.25

From: Sperle <sperle@salinefire.com>
Sent: Tuesday, August 19, 2025 2:41 PM
To: Jason Iacoangeli <Jlacoangeli@tollbrothers.com>
Cc: Scott Hansen <shansen@tollbrothers.com>; Kyler Sheerin <ksheerin@atwell.com>; Jan Godek <Jan@loditownshipmi.org>; Jake Herter <Herter@salinefire.com>
Subject: RE: Arbor Preserve North & South - Revised Final Site Plan - 08.19.25

Jason,
The pond and dry hydrant locations are sufficient, and I do see the note on the plans about the suppressed homes. I would like to see the following added or changed.

- The Dry hydrant threads shall be 6" It is on the plans as 5"
- Signs shall be installed at the dry hydrants. White sign with red lettering, including reflective tape on the pole. (Saline Area Fire Dept. Dry Hydrant)
- Include in the approval that the HOA will be responsible for upkeep and maintenance of the ponds and dry hydrants, and any deficiencies in the future operation will be corrected by the HOA.
- The fire department must successfully connect and draft from each of the dry hydrants to confirm they are operational prior to final inspection of homes.

If you have further questions let me know,

From: Jason Iacoangeli <Jlacoangeli@tollbrothers.com>
Sent: Tuesday, August 19, 2025 1:42 PM
To: Sperle <sperle@salinefire.com>
Cc: Scott Hansen <shansen@tollbrothers.com>; Kyler Sheerin <ksheerin@atwell.com>; Jan Godek <jan@loditownshipmi.org>
Subject: Arbor Preserve North & South - Revised Final Site Plan - 08.19.25

Good Afternoon, Chief Sperle

Please find a link below to the revised Final Site Plans for Arbor Preserve North and South that incorporates your last round of comments for the development, they include:

- Dry hydrants have been added to the Final Site Plan in locations requested by the Saline Area Fire Department. (See North sheets 20 and 23 and South sheets 27-28).
- Note has been added to the plans regarding Sprinklers (See South sheet 55)

 [Saline Area FD](#)

Please let me know if you have any questions or concerns or if you have trouble downloading the plans.

Thanks, Jason I.

Jason Iacoangeli, AICP
Land Entitlement Manager, Michigan
Toll Brothers
26200 Town Center, Suite 200, Novi, MI 48375
Office: (248) 305-4032 | Cell: (734) 652-1038



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Christina Smith

From: Kathy Evaldson <evaldson@sbcglobal.net>
Sent: Friday, August 22, 2025 3:35 PM
To: Jan Godek; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski
Subject: Arbor Preserves lacks accountability

To the Lodi Township Board of Trustees.
Re: Arbor Preserves North and South

I ask the Board to deny approval for both Toll Brothers projects, Arbor Preserves North and South, following the guidance suggested by the Lodi Planning Commission.

The two privately-owned and privately-managed waste water treatment plants need to be considered 75–100-year investments in this rural community. Current Lodi residents rely on clean and adequate underground water and a safe, healthy above-ground environment. Arbor Preserves N and S pose a risk to both.

Who will be responsible for this wastewater when things go wrong in future years? A yet-to-be-organized Homeowners Association with limited funds? The builders will be gone when problems inevitably arise over the coming years. This neighborhood could be left with no sewage treatment or water in their taps

Over the past years, I have followed the discussions and attended multiple public meetings, listened to engineers, read reports submitted to EGLE about community impact of these large developments on our water, our environment, and traffic. A number of Lodi citizens spoke of already experiencing basement and yard flooding downstream without constant additional flow. Several adjacent Alex Drive homeowners told how they have already needed to drill deeper wells even before 104 new homes make aquifer demands. I have seen how another small tributary functions when water flow increases from snow melt, let alone treated sewer water. Rouse Creek is no river, just a small water drainage leading to the city of Saline (*see fn1) which will be an eventual recipient of the Arbor Preserves waste water.

Respectfully,
Kathy Evaldson
2789 Trillium Ln
Lodi Township, 48103

*Fn1:

A cautionary note comes this month (August 18, 2025) from the City of Saline, on the effects of drawing water from aquifers and need for constant professional maintenance of equipment:

Saline, MI – The City of Saline is requesting all residents and businesses **immediately cease irrigation and other non-essential water use while City crews and contractors complete critical repairs to Well #5, our main source of drawing water from the city’s aquifer.** This action is necessary to ensure the water system continues to meet essential household and community needs during this temporary reduction in supply.

The safety of the water we provide our residents is of our utmost importance. There is no need to boil water currently. Should a boil water notice be enacted, residences and businesses will be notified directly.

Until Well #5 is back online:

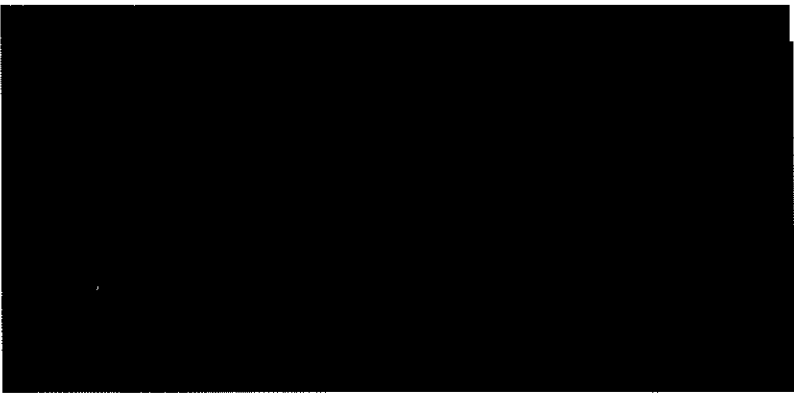
- Please refrain from all irrigation and lawn watering.
- Limit or avoid washing vehicles, filling pools, or other non-essential outdoor water use.
- Use water indoors only for essential needs such as drinking, cooking, cleaning and sanitation.

Our water utility team is working with great care and speed to restore Well #5. Time estimates for completion will be available as soon as possible, and we will keep the community updated as we are able.

“We know this is an inconvenience, and we sincerely appreciate the understanding and cooperation of our residents. By working together, we can ensure every household and business has reliable access to water while we finish this vital repair,” said Acting City Manager Elle Cole.

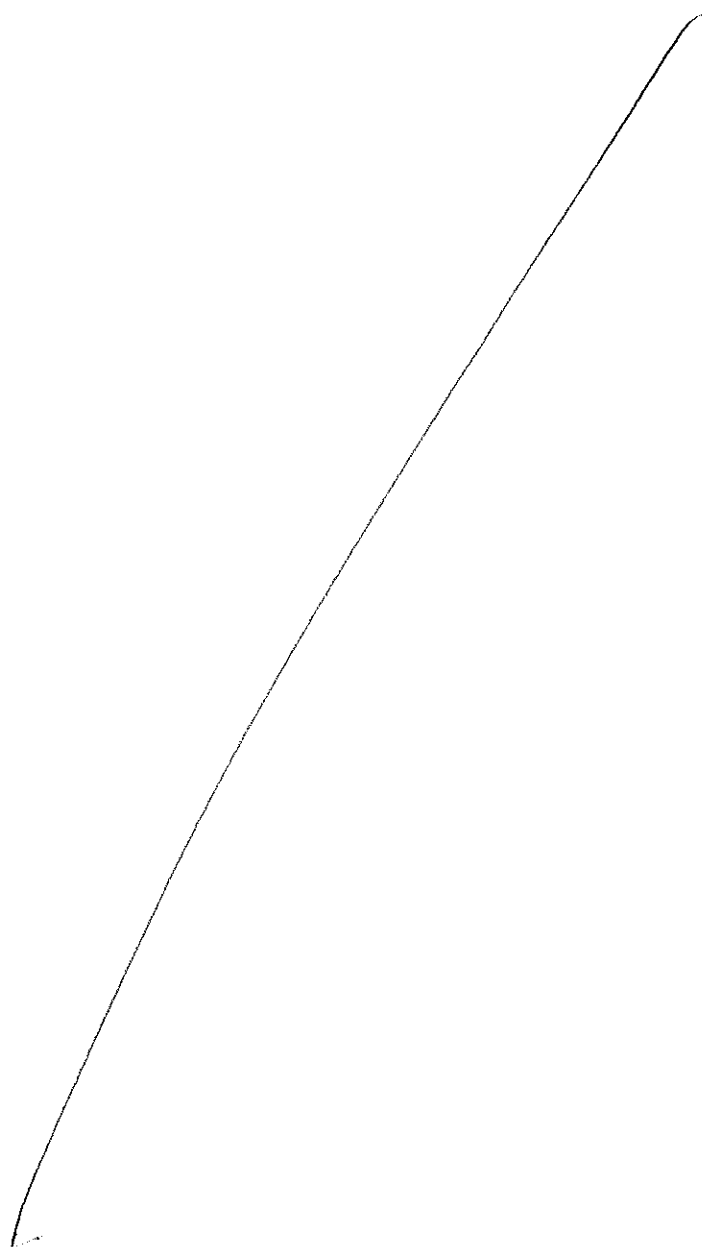
Updates will be shared on the City of Saline website and through official communications. If you have questions, please contact Acting City Manager Elle Cole, ecole@salinemi.gov.

[Briggs: Saline's Wells Should be Inspected Each Year. They Hadn't Been Inspected in 5-6 Years. | The Saline Post](#)



Briggs: Saline's Wells Should be Inspected Each Year. They Hadn't Been I...

The city didn't have much to say about downed Well 5 Monday night. But they said a lot more at the previous meet...



Christina Smith

From: susan miller <smiller179@icloud.com>
Sent: Monday, August 25, 2025 9:46 AM
To: Christina Smith
Subject: letter for BOT distribution regarding Toll Brothers final Submittal Package

Dear Lodi Trustees,

I cannot attend the September 2 meeting so want to communicate here that I have reviewed the Arbor Preserve Submittal Package and believe Toll Brothers is out of compliance with the Amended Consent Judgement and underlying Zoning Ordinance in a number of important areas. I want to detail here the issues *directly affecting my property*. As noted by the Planning Commission, Toll Brothers failed to comply with the ACJ and Zoning Ordinance in other areas, but I will not address those here.

I will comment on two of the Planning Commission's reasons for recommending denial and on Toll Brothers' responses to those reasons:

Planning Commission Denial Item #1 was Toll's failure to perform a natural features inventory 100 feet beyond their site border, as required by Zoning Ordinance 54D4a.

Zoning Ordinance 54D4a very clearly requires a site inventory map that **extends 100 feet into neighboring properties and details natural features**. Toll Brothers' argument that the requirement is confusing is not believable. If they had actually been confused, they could have asked for clarification. A second excuse they offer for not doing the inventory is that they do not trespass. This explanation is not believable; they need only ask permission of neighbors (or even make observations from the border). If the Planner stated that Toll Brothers was in compliance, as Toll says, the Planner was wrong. The Planning Commission repeatedly made clear, in public meetings, that Toll Brothers was out of compliance on this issue.

The 100 foot requirement is not just a technical detail. If builders are excavating up to the border of my property or another's, they may be damaging tree root zones and changing run-off patterns. My land is a type of forested wetland (wet-mesic flatwoods) that is classified as *imperiled* at the State and Global levels and changes in water flow and saturation are known to be devastating to it, as I have documented in earlier correspondence. The Natural Features Protection Ordinance is very clear about requiring "A statement setting forth how natural features, not to be relocated or physically impacted, are to be protected during land clearance and/or development construction." 54D4.4.C. The developer was lazy, didn't care, or thought they could get away with not supplying information that could complicate their construction activities so they didn't bother to comply with the Zoning Ordinance.

Planning Commission Denial item #4 cites Zoning Ordinance 55.02 regarding damaging impact on a watercourse

The Toll response to this denial item belittles the Planning Commission concerns about **downstream impact** as "a vague concern." They further belittle the PC concerns and those of neighbors by suggesting that the water discharge from the WWTPs will be minimal. They arrive at that conclusion in part by underrepresenting the flow and do this by assuming 2 people will occupy each household (or 2.5 on the final plans but they use the same effluent numbers as

when they said the occupants were 2). The McDowell report—commissioned by Toll Brothers—gives more reasonable numbers but the developer ignores those. Even if we accept the low-end numbers Toll uses in their outflow projections, their notion that the discharge is insignificant is not factual. The discharged wastewater is the equivalent of (minimally) two 8000 gallon tanker trucks every day at the edge of the North Preserve (and the same amount for the South Preserve).

Toll says the amount is “minimal relative to the watercourse system itself” but that idea is clearly indefensible. Their own experts’ statements and photos make clear that the stream is seasonal and **most often dry**, so how can dumping two tanker truckloads every day be minimal relevant to the watercourse system?

Toll Brother's argues that the stream now carries more water after a storm event than it will if they develop, because of their detention plan. Maximum flow after storms is not at issue. What's at issue is the day in/day out change in the amount and quality of the water in the stream system and the alteration of the shape and health of the watercourse.

Considering downstream impact, the Planning Commission cited Zoning Ordinance 55.02 which states: "No site plan review application and no proposal for division of land shall be approved if subsequent development would result in an identifiable diversion, concentration or increase in the velocity or volume of the existing or natural flow of surface water."

Toll Brothers wants to violate ordinance 55.02. The ACJ approves two wastewater treatment plants but it does not excuse a discharge plan that violates the Zoning Ordinance.

Specifically with respect to neighboring properties, ZO 45.0 says, "If a proposed drainage system will carry water across private land outside the development, appropriate drainage rights shall be secured." Has our lawyer commented on this?

Our Zoning Ordinance states, 42-17, "The proposed development will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Master Plan."

The value of my land will be greatly diminished if the lovely stream that now meanders from the north end to the south end of a narrow parcel is eroded and straightened and is carrying primarily polluted water. Can I continue to cross through that stream safely as I have done for 25 years, or let my dogs drink from it; what about wildlife that depend on this stream? I will need to disclose this pollution to any potential buyer or recipient. If I want to negotiate a conservation easement, I may not be able to find an interested land trust.

Should I want to develop the R-3 zoned land, any effort would be impeded both by the polluted stream and by the requirement for an isolation distance of 300 feet between Toll Brother's intended Arbor Preserve North discharge point and any future wells. Yet Toll Brothers denies adverse effects on neighboring properties.

Toll Brothers Responses to **Additional Planning Commission Questions**

#7 (in submittal package)

Toll Brothers does not adequately answer the question about **informing** downstream sites about the polluted effluent. They simply say that Susan Miller is informed and that there was public notice regarding discharge permits.

However, they ignore the downstream sites within the Arbor Preserve South development even though the Michigan Seller's Disclosure Act requires disclosure of environmental hazards. Cindy Strader raised this issue of disclosure to Toll Brothers' prospective buyers; no response has been provided.

The developer states that Orchard Grove effluent has lower standards than theirs will have, but that is irrelevant. Arbor Preserve effluent is additional to Orchard Grove effluent so increases the total load on the Rouse drain. Arbor Preserve will be discharging continually whereas Orchard Grove discharges twice a year, as noted by the developer .

#9.

Toll Brothers states that I will have access if the developments are gated, but the public access needed if the land goes to a land trust will not be possible if Arbor Preserve South is gated. The Road Agreement requires permanent access for any future land owner.

#12.

Our zoning ordinance states that "Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area." 44.11

Toll Brothers asserts that their grading and balancing has no adverse effects on neighboring property. How are they establishing that as fact? The Planning Commission clearly did not accept this argument. Chairwoman Strader repeatedly expressed concern that the developer wants to move earth to the very edge of the site without concern for impact beyond site borders. Toll Brothers simply states that no adverse impacts exist and wants that to be the end of the discussion. They have not hired an expert to attest credibly to compliance with our Zoning Ordinance. Clearly Toll brothers has no concern about the downstream neighbors' wellbeing or they would not have chosen to discharge their effluent within feet of the neighbor and away from their own site and they would not have neglected the 100 foot natural features assessment.

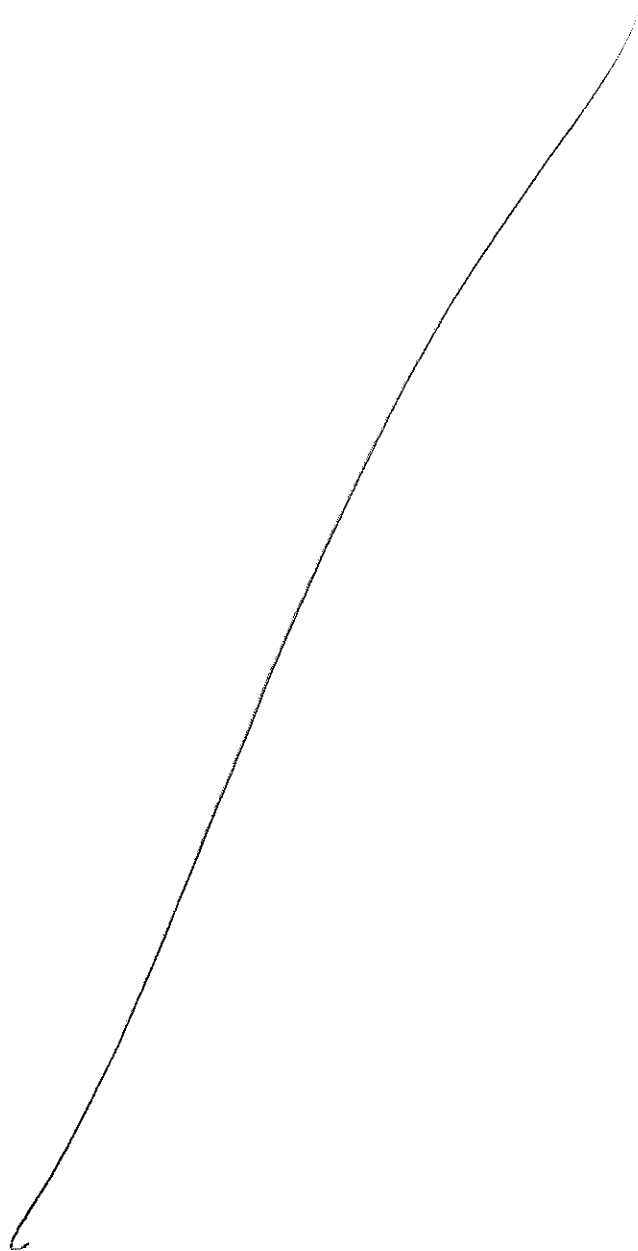
Zoning ordinance 54.09 states: "Every developer **shall evaluate the potential damage to nearby watercourses** during the design, construction, and implementation phases to minimize problems associated with surplus stormwater, sedimentation, and contamination. The morphology of stream channels depends upon the type and permeability of the soil, the vegetative cover, and the slope of the land adjacent to the watercourse.extreme care shall be taken to ensure that the quantity of water flowing to the channel does not exceed the physical ability of the stream to absorb the flow. Development projects shall be reviewed in the context of both the stream channel and the watershed."

Had the developer planned to discharge onto their own site, the Drain Commissioner's office would have made a careful assessment of the stream channel's capacity to carry the discharge without flooding; the developer attempts to avoid that accountability by discharging off site but the zoning ordinance is clear in stating that they have responsibility for assessing downstream damage.

Thank you for your attention to these points and for your work as Trustees. I know the job is not an easy one and that all of you dedicate many long hours to it.

Sincerely,

Susan Miller



Christina Smith

From: jgvine@gmail.com
Sent: Monday, August 25, 2025 1:50 PM
To: Christina Smith
Cc: livablelodi@gmail.com; 'susan miller'
Subject: Response toToll Brothers Response to Board of Trustees
Attachments: Response to Toll Bros FINAL.docx

Christina,

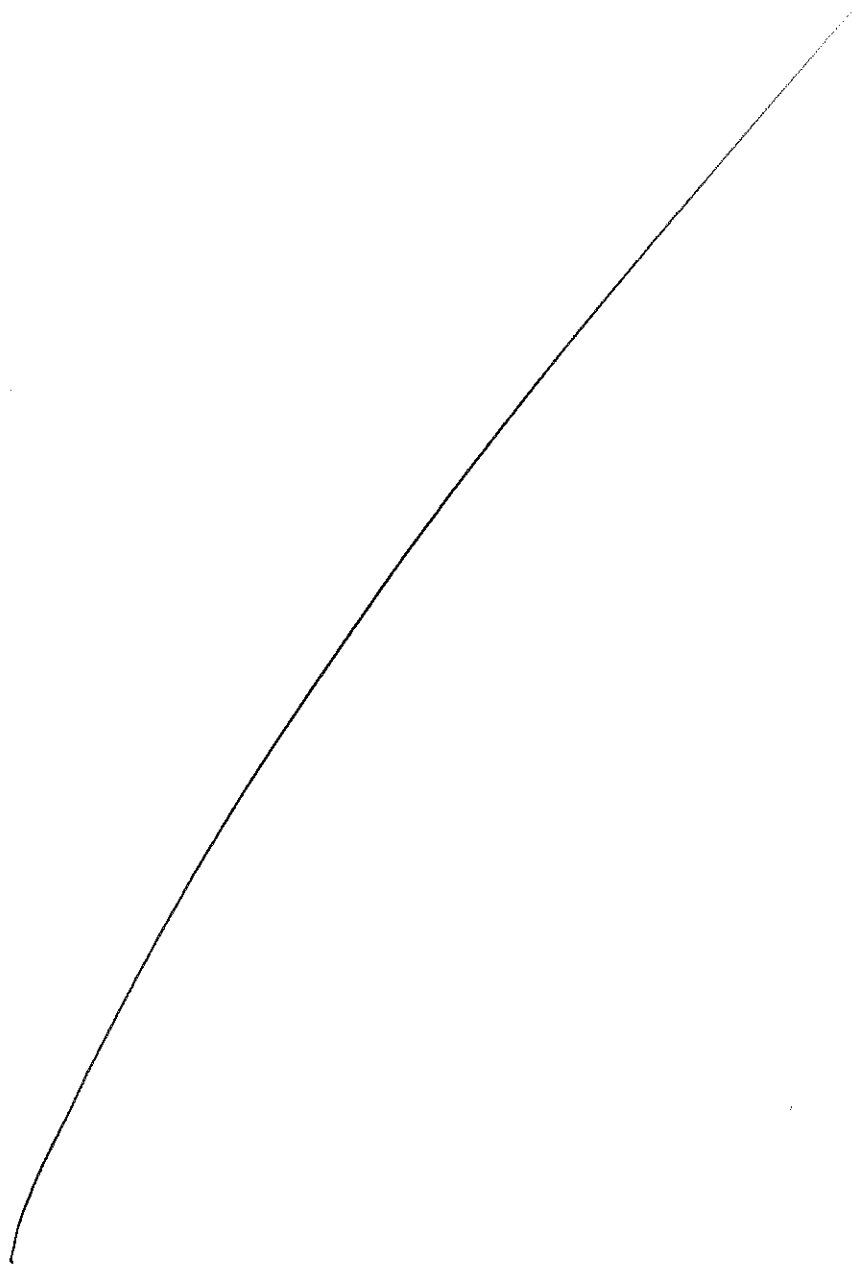
I am sending you the attached file to distribute to the Board before the September 2, 2025 Board meeting. My responses to Toll Brothers comments/responses are in **bold underlined red font**.

Please note that when I converted the Toll Brothers submittal from a pdf file to a Word file, there were some errors in the body of the original document. I tried to correct all that I found, and I removed all the attachments. However, it will have no bearing on my comments as submitted.

All of my comments are directed to the design, construction, and operation of the Waste Water Treatment Plant.

If you have any issues with the attached, please respond via email, text or phone call. My number is 616-836-9100.

Have a great day!
John Vine
Lodi Township Resident



JGVine responses included below
to Toll Bros responses **in red bold**
underlined font

**Supervisor Godek
Lodi Township Board of Trustees
3755 Pleasant Lake Road**

Ann Arbor, MI 48103

**RE: Arbor Preserve North and
South Final Site Plans**

Dear Supervisor Godek:

On behalf of Toll Brothers, please accept this formal response addressing the questions and concerns raised by the Planning Commission in connection with its recommendation to deny the final site plan requests for Arbor Preserve North and South (the "Project"). In her comprehensive letter report dated July 16, 2025 ("Planner's Report"), the Township's Planner recommended approval of the final site plans subject to conditions to be considered by the Board. This letter also addresses the conditions set forth on page 16 of the Planner's Report. Toll is committed to working collaboratively with the Township to develop the high-quality, single-family residential community agreed upon by the parties in the Amended Consent Judgment and depicted in the approved preliminary site plans and looks forward to presenting these final plans to the Board.

A. Response to Planning Commission's Resolution to Recommend Denial.

In its resolution to recommend denial, the Planning Commission identified four specific reasons that are addressed below;

1. The Natural Features Statement of Impact, Protection, and Mitigation does not meet the criteria detailed in Zoning Ordinance Section 54.08.D.

Response: *The only comment and alleged deficiency raised was reference to the failure to provide additional natural features inventory information for surrounding properties of the development up to one hundred (100) feet off-site. After review of the Ordinance, it is clear that a Site Inventory Map is required for natural features and that the map should include natural features for the site and areas within one hundred (100) feet of the site. This Site Inventory Map is different from the Natural Features Inventory that is required for the developed property. This Ordinance distinction is logical in that Toll cannot trespass on neighboring properties in order to conduct a Natural Features Inventory of those properties. We have, however, provided a Site Inventory Map that meets the requirements of the Ordinance Article 54. D.4.a. (See North Plan Sheets 2-6 and South Plan Sheets 2-5 and 7) In fact, contrary to this statement of the Planning Commission, the Township's Planner indicates that Toll has complied with this requirement. (Planners Report, at p. JO.)*

2. The wetland setbacks, as required by the Zoning Ordinance Sec. 54.08.E.6 and amended consent judgement, are not provided in all areas.

Response: *The Planning Consultant identified this issue as a matter for the Board to resolve in her Report at p. 11, which reflects a potential ambiguity between the comprehensive plans attached as Exhibit 1 to the Amended Consent Judgment and the statement in a list of conditions attached as Exhibit 2 to the Amended Consent Judgment with respect to wetland setbacks. The plans attached to the Amended Consent Judgment (which include over 60 sheets) are comprehensive and depict all natural features, grading, utilities and landscaping. Multiple sheets show each residential site and depict the location, dimensions, setbacks (including Ji-om wetlands, building envelopes and driveway locations) for each approved residential unit. Approximately 20 residences (8 in Arbor Preserve North and 12 in Arbor Preserve South) are specifically depicted and located within 50' of the wetland setback as approved in the Amended Consent Judgment. Note also that many of the wetlands are described as low quality and containing invasive species.*

The Planning Consultant references the list of conditions prepared by the Township: □ prior planner attached as Exhibit 2 to the Amended Consent Judgment. Within that list is a reference to the Township's standard 25' general wetland setback and 50' wetland building setback. We believe that the reference to the 50' building setback was in error and was simply overlooked. It is completely contrary to the comprehensive plans attached to the Amended Consent Judgment and would result in Toll losing approximately 15 residential homesites (or near 15% of the Project). This was not intended. The parties negotiated and approved a specific and detailed plan for 107 residences in precise locations. Toll's final plans are virtually identical to the plans attached to the Amended Consent Judgment. In fact, as noted by the Township's Planner, Toll "made an effort to further avoid and reduce impacts on on-site wetlands. The revised design reduces the impact to the wetlands by 0.93 acres from the preliminary plans." (Planner's Report at p. JO. In addition to the overall impact reduction, Toll reduced the number of units within the 50' building setback from 20 as approved in the Amended Consent Judgment to 15 proposed in the Final Site Plan.

The Planner notably does not identify any adverse impacts to wetlands by virtue of the location of the housing units on the final site plans. Nor has the Planner otherwise objected to the location of the units except to note the condition in Exhibit 2. Indeed, a 50' building setback is unusual and excessive as compared to local requirements in surrounding communities and State wetland requirements (which contain no such building setback). There is simply no justification for depriving Toll of the residences as shown on the approved plans attached to the Amended Consent Judgment. The Amended Consent Judgment provides for "reasonable" modifications to the preliminary plans as a result of final site planning, engineering or design; but to require the elimination of residences specifically shown on the plan in this manner would not be reasonable.

3. The proposed tree replacement plan is not in compliance with Zoning Ordinance requirements 54.08.0, and the proposed replacement offered by the applicant is an insufficient alternative.

Response: This comment is somewhat ambiguous. The Township's Planner undertook a comprehensive analysis of tree replacement criteria. She performed two calculations-first, she considered replacement for all trees removed; second, she removed replacements for trees that would be prohibited from being planted, including elm and ash tree varieties. The latter analysis is typical and appropriate. The Planner concluded that Arbor Preserve North required 467 replacement trees while Arbor Preserve South would require 2,217 replacement trees. Our consultants re-checked the tree replacement requirements and determined that the replacement tree total for Arbor Preserve North is 462 and for Arbor Preserve South is 2,175. While these revised tree replacement totals are now reflected in the revised Final Site Plans. (See North Plan Sheet 11 and South Plan Sheet 18), we agree to use the Township Planner's slightly higher numbers for tree replacement counts.

The other issue for Board consideration is that there is not sufficient area available on the property to accommodate all of the replacement trees. The plans attached to the Amended Consent Judgment depict the locations for tree replacement and include preliminary landscape plans. Toll has exceeded those initial plans and calls for the planting of 555 replacement trees on the Property. Since the Planning Commission meeting, Toll's consultants have evaluated again the site and have included an additional 78 replacement trees on site, particularly in the location of the sewer treatment plants to further buffer and screen those areas. (See North and South Landscape Plan Sheets L-1 - L-5)

That leaves approximately 1,961 replacement trees that cannot reasonably be located on the Property. Unlike virtually every other woodland ordinance, the Township's ordinance contains no guidance as to what to do in this case. Some ordinances call for contribution to a tree fund. The Township does not have a tree fund. Toll proposed to contribute \$500,000 to the Township to be used for any recreational or preservation efforts the Township selects at its discretion (i.e. environmental studies, purchase of development rights, recreational pathways, etc.). The Planning Commission resolution states that "the proposed replacement offered by the applicant is an insufficient alternative." But the Planning Commission never discussed this issue at all, let alone explained why it was insufficient. Nor did the Planning Commission propose any alternative. As stated in the Planner's Report, this is an issue for Board determination, and we respectfully ask that the Board accept the public benefit being offered in lieu of replacing all of the trees on site.

4. The proposed plan will increase the volume of existing surface water on neighboring property in violation of Zoning Ordinance Section 55.02.B.

Response: The Planning Commission expressed a vague concern over wastewater treatment plant (WWTP) discharge affecting adjacent streamflow. While this is a subject not regulated by the Township and not identified as a concern by the Township's professional engineering consultant, we confirm compliance with EGLE Part 31 Discharge Permit requirements.

Lodi Township residents have a HUGE concern over the WWTP discharge. Our comments have been submitted to EGLE as the appropriate method through the public comment process that has been recently completed, and we are waiting for the chance to voice our opposition to this in a public hearing.

How can any reasonable person or entity find it acceptable to discharge treated sewage effluent into an unnamed creek that has little to no flow that runs through private property? Make no mistake about it, this is not clean water and can only degrade the cleanliness of all downstream contact. If that wasn't bad enough, there is always the chance of raw sewage flowing from the development if there is a mechanical, electrical, or structural failure. EGLE

allows for this within their draft permit! Since there is no design other than the selection of the technology to be utilized, we have very little to review.

The WWTP discharges will not have a substantive impact on the watercourse flow to the downstream properties. The design discharge of each plant is only 15,000 gallons per day, or 10 gallons per minute (20 gallons per minute combined) which is roughly equivalent to the flow of two to four standard garden hoses. This amount is minimal relative to the watercourse system itself. To further address this concern, we performed a runoff analysis comparing pre- and post development conditions for a smaller, more frequent (1-year) storm event. The Stormwater runoff generated by a 1-year design storm is 1,000 times greater than the design discharge flow of the WWTPs. As the design storm gets larger and less frequent this discrepancy in size also becomes larger. With the proposed stormwater detention basins designed to restrict stormwater discharge in accordance with Wicomicotte County Water Resources Commissioner (WCWRC) standards, the planned maximum discharge from the stormwater basins, the un-detained portions of the site and the WWTP discharge combined is actually less than the current existing flow reaching the stream under current conditions.

Please refer to the attached runoff calculation summary for additional information.

First of all, our contention is that the sewage calculation is underestimated. Our position is that it should be based on 20,000 gallons per day (GPD). This is based upon 90 GPD/person x 4 persons per household x 55 households = 19,800 GPD or 40,000 GPD for the two developments combined. What would be the problem to be conservative in the estimation of gallons of raw sewage produced?

Secondly, Extended Aeration works in batches. Without knowing how many modular treatment units are planned and their capacities there is no way to estimate the flow as indicated above. It takes roughly 24 hours to process a "batch" of sewage. When released, the full amount will flow downstream which could be substantial and overwhelm downstream banks. Without design information and the number of units involved, none of the Toll Bros calculations for downstream flow have any credibility. Putting things in perspective, at 40,000 GPD for the two developments equates to 14,600,000 gallons per year.

B. Response to Planning Commission Questions and Comments.

Although not included as reasons for recommending denial of the site plans, one or more Planning Commissioners raised issues or other questions regarding the Project, which are addressed below:

1. Verify open space calculations do not include lots, roads, wetlands and easements.

Response: *The open space calculations do not include lots, roads, wetlands, or easements. The final site plan has been updated to make the open space areas more clearly visible. (See North Plan Sheet 53 and South Plan Sheet 63)*

2. Provide additional details on the wastewater treatment plants. If a building is proposed, Service Area Screening outlined in Section 55.09.F would apply and fencing in compliance with Section 55.09.D would be encouraged for public safety.

Response: *The wastewater treatment plants are currently proposed to be "complete mix/extended aeration activated sludge systems". It is also anticipated that the plants will include a supplemental membrane bioreactor and UV treatment in order to meet the requirements currently provided in EGLE's draft Part 31 Discharge Permit. The plants will be prefabricated and installed inside a*

service building. The Final Site Plan has been updated to include landscape screening in accordance with Section 55.09F (See North and South Landscaping Plan Sheets L-1) Since the wastewater treatment plant will be fully enclosed within a secured building, fencing is not proposed.

How is it possible to have a final site plan when the requirements of the WWTP are not defined? Where is the back-up generator? Will there be a tank to collect raw sewage when the plant is inoperable or operating at less than acceptable standards? (This will prevent raw sewage from being discharged from the site). The tank would have to be 140,000 gallons if it was to collect sewage for a week. Will there be sound attenuation as extended aeration has a fairly high decibel output due to pumps and aerators. Will there be odor mitigation? All of these can affect the WWTP layout and the site plan. If you include the setback requirements of 200 feet from WWTP structures as defined in Lodi Township Zoning Ordinance Article 55.0 C. which states:

"In addition to any state or county requirements, all municipal sewage treatment and disposal facilities and operations shall be completely enclosed by a fence not less than six (6) feet high. Such facilities and operations shall be surrounded on all sides by a buffer strip at least 200 feet wide within which dense evergreen screening shall be placed in accordance with Section 55.09.D."

The current site plans does not show a 200 foot setback. Please note this will change the layout for Arbor Preserve North homes and roads. It may affect Arbor Preserve South.

3. Has HOA documentation been submitted?

Response: The master deed and bylaws for the community were submitted to the Township on June 17, 2025 and were requested to be reviewed and approved by the Township. To date, we have not received any comments from the Township or its consultants on the master deed and bylaws.

4. Do HOA bylaws indicate the operation and maintenance responsibilities for the private roads, the wastewater treatment plants, and the detention ponds?

Response: The master deed and bylaws detail the associations obligations for maintenance and operation of all common elements of the community which include the roads and wastewater treatment plants among a multitude of other improvements (sidewalks, landscaping, monuments, sanitary sewer systems, etc.). The detention ponds will be established with Washtenaw County as a County Drain and therefore maintenance and operation will be subject to a County 433 Drain Agreement. The County Drain Office will review and approve the plans and the 433 Agreement prior to a preconstruction meeting for site development.

5. How are bonds established for the wastewater treatment plant?

Response: Prior to issuance of the EGLE Part 41 Sanitary Sewer permit for the wastewater treatment plants, EGLE requires that an escrow agreement be established and funded to properly operate and maintain the treatment plants. Details on the escrow requirements can be found in EGLE WRD-010 (Section 3, I and II).

Who will have the legal responsibility for the safe operation of the WWTP? Lodi Township, since they are in effect potentially allowing this to exist? Toll Brothers? It is probably safe to assume they will pass all obligations on to the HOA once it starts to operate. Or is it the

unknown HOA that ultimately will face lawsuits of potential polluting downstream property owners? Does the bond referenced above cover lawsuits?

6. Are 25-foot wetland setback areas included in the bylaws indicating that they are to be left natural and not mowed?

Response: *Yes, the master deed includes language regarding the 25-foot wetland setbacks (Section 8.07). Additionally, conservation area signs are proposed on lots which include wetland areas to remain. (See North Plan Sheet 12 and South Plan Sheet 19)*

7. Will there be any notification to downstream property owners that the stream will contain treatment plant effluent?

Response: *A public notice was issued as part of the EGLE permitting process for the discharge permit. The current property owner downstream ji-om Arbor Preserve North (Susan Miller) is aware of the project and treatment plant discharge location being proposed. The effluent from the Orchard Grove (the adjacent mobile home park) wastewater treatment lagoon is currently being discharged to the stream on a bi-annual basis and the effluent added by our project will have more stringent treatment requirements as outlined in the draft discharge permit issued by EGLE.*

8. Discussion and concern regarding proposed entry gates.

Response: *Entry gates are proposed in the final site plan. The gates will limit vehicular access only and sidewalk and pedestrian access to the community will not be gated. The Township does not have ordinances that speak to gate requirements, but Toll is open to receiving comments and taking them into consideration.*

9. How will Susan Miller access her property once gates are installed?

Response: *Susan will be provided with access in alignment with all future homeowners. It should be noted that under the access agreement in effect with Susan Miller, Toll is obligated to install a gate on her property blocking access onto her property and fencing the entire perimeter of her property.*

10. What happens when the easement to Susan Miller expires?

Response: *The access easement to the property owned by Susan Miller is a private agreement and will be addressed between the property owners. The current access easement contains a date to complete the current access road. Toll is seeking to extend that date in view of the time taken to pursue and obtain the final development approvals. If the current access easement expires, we believe Ms. Miller would still have access but she would be required to pay for 1/4 of the cost of the access road. In any event, Ms. Miller's property is still subject to the terms of the original Consent Judgment.*

11. Provide a natural features evaluation that extends 100 feet outside of the project.

Response: *Please refer to response in Section A.1 above.*

12. How will the site balancing be blended in with the neighbor's property?

Response: *In accordance with standard engineering practices, all proposed grading is confined to the subject site boundaries and the grading design does not obstruct drainage or create adverse impacts to neighboring properties. These conditions are demonstrated in the Final Site Plan, which*

has been reviewed by the Townships consultants. (See North Plan Sheets 16-19 and South Plan Sheets 23-26)

13. Are homes still located within the 50-foot wetlands setback?

Response: Please refer to response in Section A.2 above.

14. Describe the wetland mitigation process.

Response: Wetland mitigation is the replacement of wetland functions through the creation or restoration of wetlands. EGLE has developed a mitigation banking program that encourages wetland "bankers" to create new wetlands in advance of anticipated losses. Wetlands established in a mitigation bank provide "credits" that can be sold to permit applicants to meet permit conditions. In lieu of mitigating for wetlands on-site which creates smaller wetland cells that are less likely to provide long-term wetland benefits to the state, EGLE encourages and typically requires that credits be purchased from an existing wetland bank.

15. Are details relating to improving and protecting the existing wetlands included in the HOA documents?

Response: The obligation to improve the existing wetlands is being committed to by Toll as part of the final site plan approval process. Wetland areas and their long-term protection are included in the master deed.

16. A concerted effort to work with the land and its footprint have not been made by the developer and this is in conflict with Section 54.08.B.5.

Response: There is simply no basis to this comment. The layout of the Project was set during the preliminary site plan process over at least a year of reviews and discussions between the Township and the developer. Detailed and comprehensive plans were reviewed and approved by the Township Board and are included in the Amended Consent Judgment. During the preliminary site plan process, a concerted effort was made to site lots and roads to avoid conflicts with natural features, primarily wetlands. As confirmed by the Townships Planner, the final site plan improves upon the preliminary site plan with regards to preserving those natural features with a reduction in impact to both trees and wetlands.

17. What and where is the 360 feet of preserved frontage located and how is this being preserved?

Response: This comment simply reflects a misunderstanding of the note on the landscape plans. The 360-foot preserved frontage dimension shown on the landscape plan, refers to a length of road frontage that contains natural vegetation and wetlands on site which are intended to be preserved and, therefore does not warrant any additional greenbelt planting or screening across that length of road frontage. Areas along the frontage not dimensioned as preserved frontage are planted with the required 20' landscape screening buffer. See dimension on Sheet L-4.

18. Consider replanting trees with closer spacing than the proposed distance to help meet the tree replacement requirements.

Response: Tree spacing has been reduced where possible and this is now reflected in the final site plan. The reduced spacing resulted in the addition of 20 replacement trees on Arbor Preserve North and 58 replacement trees on Arbor Preserve South. (See North and South Landscape Plan Sheets

L-1)

19. There is no usable open space or recreational space on either site.

Response: *In evaluating the recreational areas identified in the preliminary site plan, it was determined (in consultation with the Townships Planning Consultant) that the presentation of the open space areas was more important than the value of the short paths that were proposed. Eliminating 340 linear feet of walking trail on the North and 690 linear feet on the South resulted in the preservation of an additional 0.5 acres of natural area and wetland setback.*

19. Who pays for the public road improvements recommended by the Road Commission?

Response: *Toll is responsible for paying for all road improvements associated with the project.*

20. Are dry hydrants required?

Response: *Dry hydrants have been added to the Final Site Plan in locations requested by the Saline Area Fire Department. (See North sheets 20 and 23 and South sheets 27-28.*

Is the raw sewage from the treatment plant going to mix with the stormwater discharge from the detention ponds?

Response: *No raw sewage will be released from either site. All raw sewage will be routed to and treated by one of the two wastewater treatment plants. Upon completion of the treatment process, the effluent will then be discharged directly into the adjacent watercourses as identified in the final site plan. No raw sewage or treated effluent will be discharged to the detention basins.*

It should state that no raw sewage is INTENDED to be released. However, EGLE allows for planned and unplanned "Bypass" of the treatment facility. It's going to be in operation for 100 years or more discharging almost 1.5 billion gallons of treated sewage effluent. There will be failures and there will be operations that come up short of standards. The operation is managed by two unknown HOA's. What could go wrong?

Are the Toll Brothers willing to spend the money to make the operation nearly failsafe? It would require state-of-the-art instrumentation, pumps, backup generation, and a bypass tank in the event of a failure or mis operation.

C. Township Planner Conditions of Approval

The following items were provided by the Township Planning Consultant as recommended conditions of approval for the Planning Commission consider.

I. Encroachments into required wetland setbacks and watercourse setbacks be addressed in accordance with the amended consent judgement.

Response: *See response to comment A.2 above.*

2. Tree replacement be approved by the Township Board.

Response: *See response to comment A.3 above.*

3. The layout of Gilbertt Court be revised to have five (5) lots with access on the cul-de-sac circumference.

Response: *The Final Site Plan has been revised to only include five lots with access on the circumference of the Gilbert Court cul-de-sac. (See South Plan Sheet 19.)*

4. A draft private road maintenance agreement be provided for review by the Township Attorney.

Response: *The draft private road maintenance agreement was submitted to the Township on July 21, 2025.*

5. A detail of the proposed entry gate appearance and method of gate entry be provided.

Response: *A detail of the entry gate was provided to the Township on July 21, 2025. Key fobs as well as a gate code will be the primary methods for entry. There will also be a key slot for the fire department and other emergency vehicles to access the community.*

6. Planning Commission approval of sidewalks on one side of internal roads, where shown to minimize impacts on existing wetlands.

Response: *We respectfully request the Township Board of Trustees approval for sidewalk placement as shown. This proposal was not objected to by the Township's Planner.*

Planning Commission review and recommendation of the Natural Features Statement, per review criteria in Section 54.08.D.

Response: *See response to comment A.I above.*

7. Planning Commission review and recommendation of the proposed wetland mitigation plan.

Response: *According to Niswander Environmental and as outlined in the Natural Features Impact Statement included in the final site plan, there are "very little to no opportunities for successful wetland mitigation on-site because of the lack of suitable mitigation areas and significant existing topography, and woodland areas. Typically, siting wetland mitigation is preferred within areas of hydric soils, flat topography, and non-forested. These criteria are significantly limited on the site, reducing the chances of creating a successful wetland mitigation area". As noted, mitigation for EGLE-regulated wetland impacts will be addressed through the purchase of credits from an EGLE approved wetland bank within the project service area. This form of mitigation was specifically set forth, and described in the approved Preliminary Site Plans attached to the Amended Consent Judgement (See Amended Consent Judgment Exhibit 1, Arbor Preserve North Sheet 6 and Arbor Preserve South Sheet 7). The purchase of credits will occur within the River Raisin Watershed in which this property is located. In addition to the wetland bank credits, steps will be taken to enhance the existing wetlands by preserving the wetland areas through a conservation easement. Further, a management plan will be implemented to target non-native and invasive vegetation to improve the overall quality of the wetland areas by adding back in native plant materials to improve the native biodiversity within the wetlands.*

We respectfully request that the Township Board of Trustees approve the proposed mitigation plan.

8. Results of the presence/absence survey of Indiana bat and Northern Long-Eared bat be provided.

Response: *An acoustic study was performed on-site in June 2025 to determine if protected bat species exist on the property. The data collected from the study is still being analyzed and coordinated with the USFWS. Additional information will be provided to the Township when available. Toll is required to coordinate efforts with USFWS and comply with all state and federal laws regarding endangered species.*

10. Approval of requested waiver to not provide street lighting.

Response: *The Planning Commission did not discuss street lighting so we would request that the Township Board approve this waiver.*

11. Review and approval from all applicable consultants, departments, and agencies.

Response: *Below is a summary and status of all reviews and permits necessary in order to begin development of the project:*

***Township Planning Consultant** - recommended approval with conditions.*

***Township Engineering Consultant** - recommended approval with conditions. **Washtenaw County Water Resources Commission** - Drain Approval - addressing third round of commission letter dated June 17, 2025.*

***Washtenaw County Water Resources Commission** -Soil Erosion Permit- addressing first round of comments from letter dated July 22, 2025.*

***Washtenaw County Health Division** - Hydrogeologic Study - approved.*

***Washtenaw County Health Division** - Well Locations - addressing comments received on June 27, 2025.*

***Washtenaw County Road Commission** - ROW Permit - addressing comments received July 28, 2025.*

***Environment, Great Lakes, and Energy (EGLE)** - Part 31 Wastewater Treatment Plant Discharge Permit - draft permits have been issued and public notice period concluded on August 1, 2025. Awaiting EGLE determination on whether or not a public hearing will be held.*

***Environment, Great Lakes, and Energy (EGLE)** - Part 41 Sanitary Sewer Permit - submittal is pending preparation of the wastewater treatment plant construction drawings and Township final site plan approval.*

- ***Environment, Great Lakes, and Energy (EGLE)** - Wetland Joint Permit (JPA) - responded to EGLE correction request on July 22, 2025. Awaiting EGLE review.*

***Saline Area Fire Department**- Public Safety Approval - final site plan reflects comments received by the SAFD (dry hydrants, sprinklers).*

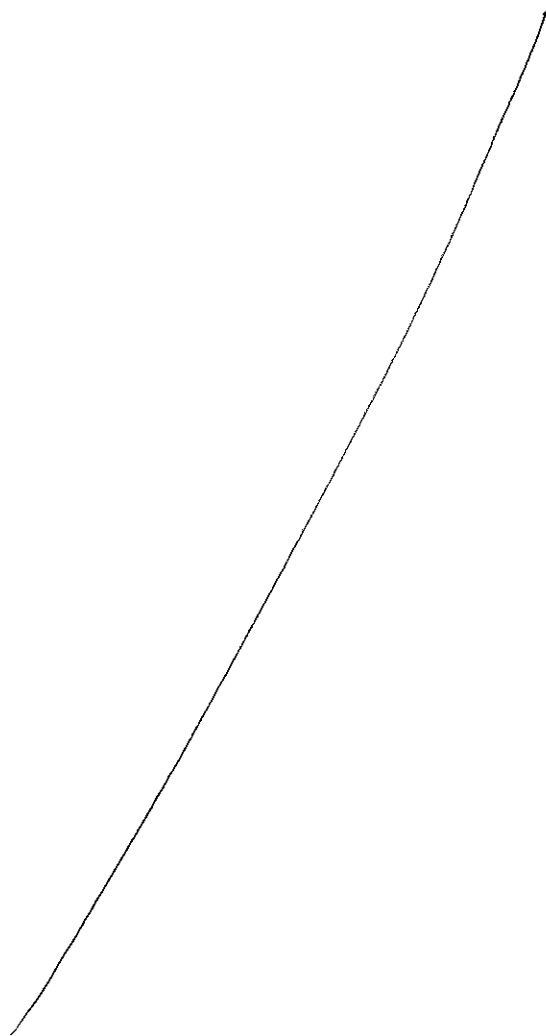
We appreciate the opportunity to continue working with the Township to bring this project into conformance with all requirements. Please feel free to contact us with any questions or requests for clarification. We look forward to discussing Arbor Preserve with you at your Tuesday, September 2nd meeting.

Respectfully,

Alan M. Greene, Esq. Dykema

Matt Bush, PE Atwell

Jason Iacoangeli, AICP Toll Brothers



August 26, 2025

Dear Members of the Board,

First and foremost, thank you for your service to our community and the beautiful place we are fortunate to call home. I write to you concerning financial costs of proposed developments to be included in the meeting packet for the upcoming September 2 meeting. While there is a lot of fear of a potential legal battle for saying "no" to the final site plan, please consider a short list of other potential costs to the township that may result from the project. The costs of servicing new developments often outpaces the revenue they bring in. Increasing the demand for infrastructure maintenance, higher service demands, and increased personnel in schools, EMS, and township administration. Including but not limited to pollution, electric lines, traffic lights, storm water management. Sprawling developments, such as this, increase the cost per capita forcing existing taxpayers to subsidize the expansion. Is there a plan to shift these costs to the developer or new residents? If not then what will be the economic benefit to the community?

Township boards and planning commissions look at developments from a broader perspective. While developers focus on building a new sub division, Townships focus on building entire communities. A Cost of Community Services Study by the Legacy Land Conservancy shows that for every \$1 in revenues, expenditures in agriculture cost 62 cents, commercial/industrial 28 cents and residential \$1.40. Agricultural land and commercial facilities in essence subsidize residential development, therefore, it is in the community's best interest to mix efficient development with open spaces to keep taxes from rising dramatically. Over 200 studies conducted by the American Farmland Trust show that residential developments "never pay in taxes what they cost in services".

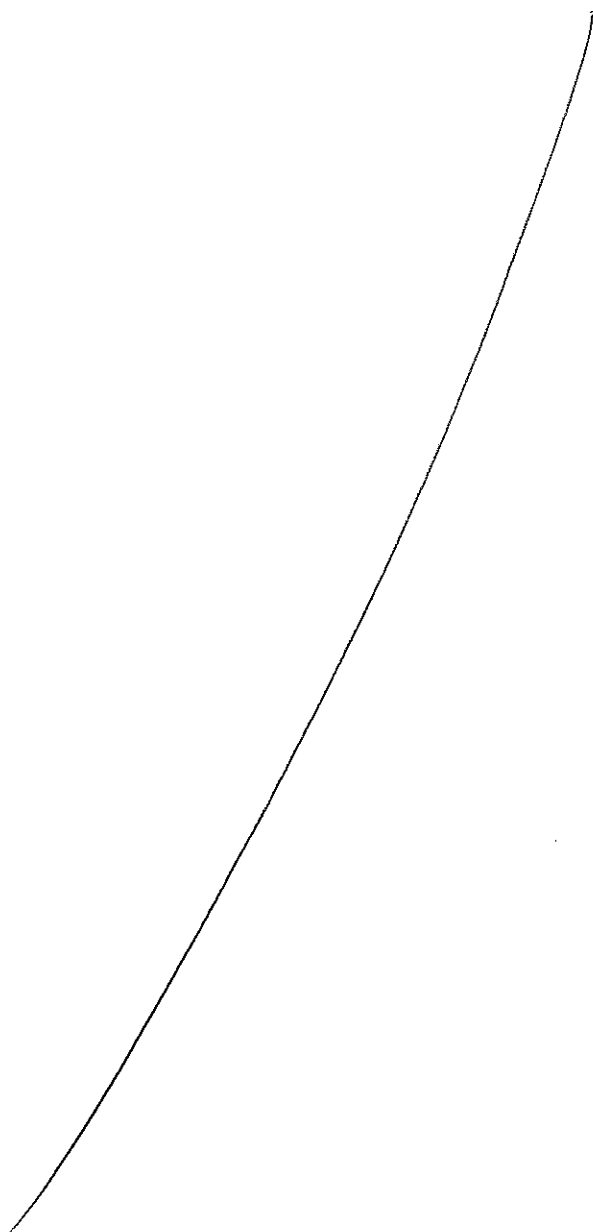
The constituents of Lodi are willing to invest in defending themselves which would pale in comparison to the long-term costs and liabilities resulting from the development. Although we have given up many rights in the consent agreement there are many rights we still have and the final site plan violates many.

Thank you for your time and consideration of these concerns. It is hoped after evaluating potential risks, a "no" vote will be determined to be in the best interest of all stakeholders.

Respectfully yours,

Sara Ladd

RECEIVED
AUG 26 2025
Lodi Township



Christina Smith

From: Dworkin Gork <wizararola@yahoo.com>
Sent: Wednesday, August 27, 2025 9:05 AM
To: Cindy Strader; Dave Stevenson; Carston Vestergaard; Janet Rogers; Brian Sweetland; Steve Marsh; Tammy Froberg; Jan Godek; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski; Wizararola@yahoo.com
Subject: Rouse Drain

Subject: Rouse Drain.

Greetings there Folks.

Admittedly the lack of cyber skills leads to perhaps a somewhat clumsy communication which involves the proposed development(s) on S. Wagner. This is a blanket e-mail so please bear with me. Two tales about pollution here.

The Toll Brothers project is simply a poor idea and I'll echo thoughts already established. We live on S. Wagner near the intersection of Ann Arbor-Saline Road, for 30 plus years now and have witnessed many changes. The Rouse Drain Creek meanders south to the Saline River and many times I have visited this body of water as it lies within shouting distance. Used to see small fish, other aquatic life, usually in clear water. On occasions of heavy weather the water would turn turgid to various shades of brown (not from sediment) with foam (which is not natural), sometimes there were unusual shades of green (not algae) and at least once the color held an intriguing, slightly iridescent quality, visually exiting and interesting perhaps though quite definitely not natural nor healthy. Time was that twenty minutes from the driveway I could chance catching dinner or lunch on the Huron River. Nary a chance now, not in my lifetime to include all the waterways connected to the Huron, Belleville and Ford Lakes all the way to Lake Erie. There are those to consume fish from these waters despite well posted signage. Then again there are those to partake in tobacco products...

Pollution knows no bounds. There is a dioxin plume that ironically originates further north on Wagner Road generating great concerns about future water quality for many residents, particularly in Ann Arbor. Our water comes from a well as does everyone in the area as there is no municipal access and well within possible waste migration path so I express a personal interest about water quality.

Orchard Grove has a "waste water treatment" facility which despite assurances apparently becomes overwhelmed during heavy rains. Orchard Grove cannot handle their own generated effluents, why expect another concern be concerned about adding more to an already over taxed system? Based on previous experiences why should any future promised expectations be any considered to be any different? Stated business commitments are akin to political campaign promises. Anyone recall "Fix The Damn Roads"? When monetary gain is involved integrity becomes secondary. A flyer makes mention of higher taxes and I am not able to attest to the veracity of that statement but don't of us all want yet higher taxes?

To sum, say no to further congestion (Wagner is already a busy roadway). Say no to more noise, very much say no to more pollution, say no to potentially more taxes. Just say No. This projected project offers few to no public benefits save to provide temporary construction jobs while enriching the Toll Brothers and associates, certainly would not enhance the environs in the least while presenting viable negative health and land impacts and is simply a detriment to all involved save the Toll Brothers.

I avail myself to the application of anyone's needs concerning this subject.

Finest of Regards,
Wayne Smith

e-mail: wizararola@yahoo.com
tele: 734 883 0418

Christina Smith

From: Cindy Strader
Sent: Wednesday, August 27, 2025 10:44 AM
To: Christina Smith; Jan Godek
Subject: Fw: Arbor Preserve Developments

Hi Christina,

I received this letter from a resident regarding Arbor Preserve, could you please pass on to the Board of Trustees to be included with information for the upcoming Board meeting on 9/2?

Thanks!! Cindy

Get Outlook for iOS

From: Cindy Strader <Strader@loditownshipmi.org>
Sent: Wednesday, August 27, 2025 10:41:24 AM
To: Susan Moessner <paragonfarm@aol.com>; Dave Stevenson <Stevenson@loditownshipmi.org>; Carston Vestergaard <Vestergaard@loditownshipmi.org>; Janet Rogers <rogers@loditownshipmi.org>; Brian Sweetland <sweetland@loditownshipmi.org>; Steve Marsh <steve@loditownshipmi.org>; Tammy Froberg <tammy@loditownshipmi.org>
Subject: Re: Arbor Preserve Developments

Thank you Sue for you comments and photos! I too have witnessed the very green Rouse Drain and have reported it to EGLE a couple of times. Tiffany Myers or Bridgette Carver in the Jackson office are the ones we can report any issues to: (517) 243-4915.

I will forward your letter/photos to Christina Smith to pass on to the Board. The Sept 2 Board meeting next week will be a good one to attend.

Best regards! Cindy

Get Outlook for iOS

From: Susan Moessner <paragonfarm@aol.com>
Sent: Wednesday, August 27, 2025 10:27:33 AM
To: Cindy Strader <Strader@loditownshipmi.org>; Dave Stevenson <Stevenson@loditownshipmi.org>; Carston Vestergaard <Vestergaard@loditownshipmi.org>; Janet Rogers <rogers@loditownshipmi.org>; Brian Sweetland <sweetland@loditownshipmi.org>; Steve Marsh <steve@loditownshipmi.org>; Tammy Froberg <tammy@loditownshipmi.org>
Subject: Arbor Preserve Developments

First of all I would like to thank all of you for your diligence in evaluating the risks and adhering to Ordinances and Court Judgments associated with the Toll Brothers Arbor Preserves developments.

Due to the tone of the last Board of Trustees meeting I have concerns.

Disregard of previous Planning Committee recommendation.

Disregard of residents' concerns

Disregard for data supporting noncompliance to ordinances and Consent Judgement.

Disregard for missing or incomplete data.

Have your denial reasons been rectified?

I know the Board of Trustees biggest concern is a lawsuit and not having the resources to fight a lawsuit. The Planning Committee has clearly shown that the site plan does not meet all the necessary requirements. We also have residents who have devoted time and effort into research, contacting government agencies and officials, and legal counsel showing further noncompliance. I do still believe if this development goes through with its current plan it will also endanger nearby properties to similar developments based on precedence. We are all aware that development is imminent. But we want it with the least environment and health risks to the township. I have attached photos of the Rouse drain running through my property on multiple dates where there was clearly untreated discharge and other pollutants from the current waste treatment plant located upstream. You can also see evidence of the erosion created by heavier flow. I fear what I will see with 2 additional waste treatment plants and runoff.

How do we get the Board of Trustees to listen and work with the Planning Commission and residents?

We are all responsible for shaping the future of Lodi Township. To the developers it is about money. To us it's about quality of life.

Again thank you for your efforts and service!

Susan Moessner

Christina Smith

From: Susan Moessner <paragonfarm@aol.com>
Sent: Wednesday, August 27, 2025 3:47 PM
To: Jan Godek; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski
Subject: Meetings and Toll Brothers Development
Attachments: March 8, 2024.HEIC; March 8,2024 (2).MOV; March 8,2024.MOV; March 15,2024 (2).HEIC; March 15,2024.HEIC

Dear Board of Trustees,

I find the tone in the meetings disturbing. I realize it is not open forum, but it feels like we the residents are part of the enemy. As residents we should be able to ask questions and get answers. I feel it is not unreasonable to ask for better communication and information sharing with the residents. The last Board of Trustees meeting was a good opportunity to do this without the presence of Toll Brothers Representatives.

Due to the tone of the last Board of Trustees meeting I have concerns.

Disregard of previous Planning Committee recommendation.
Disregard of residents' concerns
Disregard for data supporting noncompliance to ordinances and Consent Judgement.
Disregard for missing or incomplete data.

Have the Planning Committees denial reasons been rectified?

It does not seem prudent to approve their site plan without all issues being resolved. I have been told of another project where the Planning Commission recommended approval with stipulation of 3 issues to be corrected. I was told when the township attorney was asked what the township could do if the Board of Trustees approved the plans and items specified were not corrected and he responded nothing. The Board of Trustees denied approval for that project until corrections were completed. The Toll Brothers project is on a much larger scale with more far reaching ramifications.

I know the Board of Trustees biggest concern is a lawsuit and not having the resources to fight a lawsuit. The Planning Committee has clearly shown that the site plan does not meet all the necessary requirements. The residents are also a valuable resource. We have residents who have devoted time and effort into research, contacting government agencies and officials, and legal counsel showing further noncompliance. You need to look at the data evaluated and compiled. They have uncovered further issues with the site plan not covered by the Planning Commission.

I do still believe if this development goes through with its current plan it will also endanger nearby properties to similar developments based on precedence. We are all aware that development is imminent. But we want it with the least environment and health risks to the township. Does the township have the resources to fight multiple lawsuits?

I have attached photos of the Rouse drain running through my property on multiple dates where there was clearly untreated discharge and other pollutants from the current waste treatment plant located upstream. You can also see evidence of the erosion created by heavier flow. I fear what I will see with 2

additional waste treatment plants and runoff. There is also wording with the Toll Brothers project that would allow them to discharge untreated sewage!

We are all responsible for shaping the future of Lodi Township. To the developers it is about money. To us it's about quality of life.

There are many facets to the Toll Brothers development project. I feel it vital to win this battle, so we don't lose the war.

Christina Smith

From: Cindy Strader
Sent: Wednesday, August 27, 2025 10:46 AM
To: Christina Smith
Cc: Jan Godek
Subject: Fw: Arbor Preserves Developments

More videos of foam/ scum in Rouse Drain.

Get [Outlook for iOS](#)

*Refer to your email
for videos*

From: Cindy Strader <Strader@loditownshipmi.org>
Sent: Wednesday, August 27, 2025 10:45:07 AM
To: Susan Moessner <paragonfarm@aol.com>; Dave Stevenson <Stevenson@loditownshipmi.org>; Carston Vestergaard <Vestergaard@loditownshipmi.org>; Janet Rogers <rogers@loditownshipmi.org>; Brian Sweetland <sweetland@loditownshipmi.org>; Steve Marsh <steve@loditownshipmi.org>; Tammy Froberg <tammy@loditownshipmi.org>
Subject: Re: Arbor Preserves Developments

Wow- that's awful!

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From: Susan Moessner <paragonfarm@aol.com>
Sent: Wednesday, August 27, 2025 10:38:49 AM
To: Cindy Strader <Strader@loditownshipmi.org>; Dave Stevenson <Stevenson@loditownshipmi.org>; Carston Vestergaard <Vestergaard@loditownshipmi.org>; Janet Rogers <rogers@loditownshipmi.org>; Brian Sweetland <sweetland@loditownshipmi.org>; Steve Marsh <steve@loditownshipmi.org>; Tammy Froberg <tammy@loditownshipmi.org>
Subject: Arbor Preserves Developments

